CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
REGULAR MEETING AGENDA

Regular Meeting	April 13, 2016
City Hall	Wednesday
East Side of Monte Verde Street	Tour: 2:15 p.m.
Between Ocean & Seventh Avenues	Meeting: 4:00 p.m.

A. CALL TO ORDER AND ROLL CALL

Commissioners: Don Goodhue, Chair
Michael LePage, Vice-Chair
Keith Paterson
Jan Reimers
Ian Martin

B. TOUR OF INSPECTION

Shortly after 2:15 p.m., the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

F. APPEARANCES

Anyone wishing to address the Commission on matters not on the agenda, but within the jurisdiction of the Commission, may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

G. CONSENT AGENDA

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and adopted as recommended.

1. Draft minutes from the March 9, 2016 Planning Commission Meeting will be provided at the next regular meeting.

2. DS 16-072 (Tope) Forest Road, 2 NW of 7th Blk: 83, Lot: 7 APN: 010-041-007	Consideration of a Track One Design Study referral (DS 16-072) for the construction of a new detached garage located in the front-yard setback of a residence located in the Single-Family Residential (R-1) Zoning District
3. DS 16-024 (BSI Holdings) Saroyan Masterbuilders SW Corner of Santa Lucia and Dolores Blk: 8, Lot: 7 APN: 009-381-007	Consideration of a Final Design Study (DS 16-024) and associated Coastal Development Permit for an addition and substantial alterations to an existing residence located in the Single-Family Residential (R-6) Zoning District
4. DS 16-012 (Green) Dolores Street, 3 NE of Santa Lucia Blk: 143, Lot: 30 APN: 010-165-026	Consideration of Final Design Study (DS 16-012) and associated Coastal Development Permit for an addition and substantial alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District
5. UP 15-188 (Hahn Winery) David Peartree SE Cor. of Ocean and Mission Blk: 78, Lots: All APN: 010-086-006	Consideration of a floorplan revision to an approved retail wine tasting room (UP 15-188) at a space located in the Central Commercial (CC) Zoning District
6. DS 15-405 (Cordano) Claudio Ortiz Carmelo Street, 4 SE of Ocean Blk: M, Lot: 12 and 14 APN: 010-266-010	Consideration of a Track 1 Design Study (DS 15-405) referral for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District.

H. PUBLIC HEARINGS

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. MP DS 15-158 (Henderson) Runnoe Construction 26336 Scenic Road Blk: B-18, Lot: 1 & 2 APN: 009-423-001 and 009-423-002	Consideration of a Design Study (DS 15-158) and associated Coastal Development Permit and adoption of a Mitigated Negative Declaration for the construction of a new bluff top retaining wall at an existing residence located in the Single-Family Residential (R-1) Zoning District and the Beach Overlay District, and listed on the Historic Resources Inventory
2. DS 15-217/VA 16-070 (Chadwick) Eric Miller Architects Scenic Road, 2 NW of 8th Avenue Blk: C2, Lot: 10 & 11 APN: 010-312-026	Consideration of Final Design Study (DS 15-217), Coastal Development Permit, and Variance (VA 16-070) applications for the demolition of existing residence and construction of new residence located in the Single-Family Residential (R-1) Zoning District, Beach and Riparian (BR) Zoning Districts, Archaeological Significance (AS) Overlay District, and in the Appeal Jurisdiction/Beach Overlay (AB) Overlay Districts
3. DS 15-414 (Sadaati) Manuel Guerrero Monte Verde Street, 2 SW of 13th Blk: 146, Lot: 3, 5, and pt. 7 APN: 010-176-016	Consideration of Concept and Final Design Study (DS 15-414) and associated Coastal Development Permit for an addition and substantial alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District and listed on the Historic Resources Inventory
4. DS 16-068 (OSBT Investments) Alan Lehman Vizcaino, 10 SW of Mountain View Blk: 103, Lot: 24 APN: 010-052-015	Consideration of Concept Design Study (DS 16-068) and associated Coastal Development Permit for the demolition of an existing residence and construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.
5. DS 16-069 (Lehman) Alan Lehman Vizcaino, 11 SW of Mountain View Blk: 103, Lot: 26 & 28 APN: 010-052-015	Consideration of Concept Design Study (DS 16-069) and associated Coastal Development Permit for the demolition of an existing residence and construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District

6.	DS 16-023 (Salehi) Mark Thompson NE corner of Monte Verde and 3rd Ave. Blk: 31, Lots: 20; APN: 010-221-018	Consideration of a Track 1 Design Study referral (DS 16-023) for alterations to an existing residence located in the Single-Family Residential (R-1) and Beach Overlay District
7.	FY 16/17 CIP Review City of Carmel-by-the-Sea	Consideration of a Resolution (16-001) for the review of the FY 2016/17 Capital Improvement Plan (CIP) and determination of consistency with the City's General Plan

I. DIRECTOR'S REPORT

1. Monthly Report
2. Discussion of code-compliance activities
3. Scheduling of May 2016 meeting

J. SUB-COMMITTEE REPORTS

1. Discussion on current subcommittees

K. ADJOURNMENT

The next meeting of the Planning Commission will be:

Wednesday, May 11, 2016 **(Note: Date may be changed depending on commissioner scheduling conflicts)**

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. Carmel-by-the-Sea City Hall is an accessible facility. The City of Carmel-by-the-Sea telecommunications device for the Deaf/Speech Impaired (T.D.D.) Number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request of the Administrative Coordinator. If you need assistance, please advise the Planning Commission Secretary what item you would like to comment on and the microphone will be brought to you.

NO AGENDA ITEM WILL BE CONSIDERED AFTER 8:00 P.M. UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE PLANNING COMMISSION. ANY AGENDA ITEMS NOT CONSIDERED AT THE MEETING WILL BE CONTINUED TO A FUTURE DATE DETERMINED BY THE COMMISSION.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning & Building Department located in City Hall, east side of Monte Verde between Ocean & 7th Avenues, during normal business hours.

AFFIDAVIT OF POSTING

I, Marc Wiener, Interim Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln Avenues and the Carmel Post Office.

Dated this 8th day of April 2016 at the hour of 4:00 p.m.

_____

Marc Wiener
Interim Community Planning and Building Director

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Community Planning and Building Director

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of a Track One Design Study referral (DS 16-072) for the construction of a new detached garage located in the front-yard setback of a residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:

Approve the Design Study (DS 16-072) subject to the attached findings and conditions.

Application: DS 16-072 **APN:** 010-041-007
Block: 83 **Lot**: 7
Location: Forest Road, 2 NW of 7th Avenue
Applicant: James Tullis **Property Owner:** Andrew and Lara Tope

The project site is a 5,000-square foot property located at Forest Road, 2 NW of 7th Avenue and is developed with a 1,357 square-foot, single-story, single-family residence. From the north-west corner to the south-east corner of the property the grade drops approximately 8.2 feet. A Determination of Historic Ineligibility was issued on September 18, 2013.

In 2013, the Planning Commission approved a Design Study for this property (DS 13-120) which consisted of a 421-square foot bedroom addition at the front (southeast) corner of the residence, the addition of an entry trellis, the removal of 141 square feet of site coverage, and the relocation of the parking pad behind the front-yard 15-foot setback, the removal a portion of the rocks from the City ROW, and new landscaping.

On February 22, 2016, the applicant submitted a Design Study application proposing the construction of a new 240-square-foot detached garage located within the front yard setback of

the property. Additionally, an existing window and shutters on the rear elevation of the residence is proposed to be removed and installed on the interior (south) elevation of the detached garage. The finish materials of the detached garage include: horizontal wood clapboard siding to match the existing residence, a grey composition shingle roof to match the existing residence and 4-foot-high stone wainscoting to wrap around the base of the garage on all sides. Finally, a marbled-glass wall lamp, not to exceed 25 watts or 10 feet above the ground will be installed at the front of the garage to match the home's existing wall lamps.

Additionally, proposed alterations to the yard and residence include the installation of a 48-inch diameter, 14-inch high gas fire ring with a Carmel stone veneer in the north side yard and the replacement of a bay window with French doors on the west elevation.

PROJECT DATA FOR THE 5,700-SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,150 sf.	1,557 sf.*	1,597 sf.**
Site Coverage	673 sf. (13.5%)	672 s.f. (13.4%)	632 s.f. (12.6%)
Trees (upper/lower)	3/1 trees	4/1 trees	4/1 trees
Ridge Height of the proposed detached garage	15 ft.	N/A	13 ft.
Plate Height of proposed garage	12 ft.	N/A	9 ft.
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	May be authorized by the Planning Commission in the front or side yard setback	N/A	Approximately 1 ft.
Composite Side Yard	12 ft., 6 in. (25%)	N/A	30 ft., 6 in. (61%)
Minimum Side Yard	3 ft.	N/A	4 ft.
Rear	15 ft. (3 feet for portions of the structure less than 15 ft tall)	For residence: 3 ft	For residence: 3 ft.
*Includes 200 square feet for parking located in the parking pad **Includes 240 square feet for parking located in the detached garage			

Staff analysis:

Detached Garage:
According to CMC 17.10.030(A)(1), to encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front yard setback facing a street provided that the proposal fulfills the requirements of the Municipal Code specified in this section. In staff's opinion, the proposed detached garage complies with the following Municipal Code and Residential Design Guideline requirements:

1) *At least 50% of the adjacent right-of-way is landscaped:* For the 50-foot width of the lot, 22 linear feet of this width is covered by gravel and 28 linear feet is landscaped. Thus, more than 50% of the adjacent right-of-way is landscaped to compensate for the loss of open space.

2) *The proposed setback encroachment would not impact significant trees:* Residential Design Guidelines 1.1 through 1.4 encourage *"maintaining a forested appearance on the site"* and for new construction to be at least six feet from significant trees.

   There are five trees on the property, four of which are classified as "significant." Significant trees include four Coast live oaks at the north end of the property behind the proposed detached garage. No trees are proposed to be removed as a result of construction. Additionally, all demolition, construction and cut and fill is proposed to be located six feet away from the base of all existing trees.

3) *The protection of the free and safe movement of pedestrians:* The adjacent right-of-way is 9 feet in width at the most narrow and thus provides sufficient space for the free and safe movement of pedestrians and vehicles despite the placement of the detached garage one foot from the front property line. The property owner has also agreed to remove two boulder planter barriers in the public right-of-way to further facilitate the safe movement of pedestrians.

4) *All development on site will be in scale with adjacent properties:* The height of the proposed detached garage is proposed to be 13 feet and includes a 9-foot plate. The width of the garage is proposed to be 12 feet with a maximum allowed width of 12 feet. The square footage of the garage is proposed to be 240 square feet with a maximum allowed size of 250 square feet.

Since the proposed garage will be located one foot from the front property line, staff recommends lowering the plate height of the garage by one foot to measure a total of 8 feet in height. This will also lower the overall roof height of the garage to 12 feet and reduce the overall mass of the garage as seen from the public right-of-way. A condition has been drafted requiring the reduction in height.

5) *Placement of the garage within the front setback will add diversity to the neighborhood streetscape:* There is a detached garage on an adjacent property located directly across Forest Road from the subject property; however, it is set back significantly from its front property line, limiting its visibility. Only two other properties in this block have detached garages and thus a fourth detached garage would not create a repeating pattern on the block.

Privacy and Views: According to Residential Design Guideline 5.2, projects should "*Maintain view opportunities to natural features that lie outside the property*" and "*locate buildings so they will not substantially block views enjoyed by others.*"

The proposed detached garage adheres to Municipal Code height and width requirements and so its impact to views has been minimized. With regard to privacy impacts, windows located on the detached garage will be on its interior side, not facing neighboring residences.

With regard to view impacts to neighboring properties, while the adjacent property to the north located closest to the detached garage does not have any south-facing windows that look directly toward the proposed detached garage, the detached garage will extend past the front of the adjacent residence by approximately 14 feet. The proposed detached garage may be able to be viewed from two east- (front)-facing windows on the neighboring property to the north. Staff notes that the view from the lower portion of these windows is already restricted by an existing fence with a height that exceeds 7 feet. In light of the height of the existing fence and the lack of windows directly facing the proposed detached garage, staff does not feel the project will create a significant view impact to the adjacent residence.

Detached Garage siding materials: The proposed siding will be horizontal wood to match the existing residence and the roofing will be composition shingle to match the existing residence. Stone wainscoting is also proposed to wrap around the base of the garage on all sides. Staff

feels that the finish materials for the proposed garage will blend with that of the existing residence and will help the garage appear subordinate to the design of the home.

Fire Pit: The proposed fire pit will be located approximately 5 feet from the north (side) property line and approximately 32 feet, six inches from the rear property line. The installation of the fire pit will involve the removal of a portion of the existing paver patio. Redwood or cedar chips will be used to infill the area.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project consists of the replacement of the existing 200-square-foot parking pad with a new 240-square-foot detached garage to be added to an existing 1,557 square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

Attachment A – Site Photographs
Attachment B – Findings for Approval
Attachment C – Conditions of Approval
Attachment D – Project Plans

Attachment A - Photographs

Front elevation with area proposed to be occupied by the detached garage indicated

Landscaped right-of-way at the south portion of the front yard

Significant trees are located more than 6 feet away from the proposed detached garage

Window on the neighboring property to the north that may have a view of the detached garage and the fence exceeding 7 feet in height that partially blocks the neighbor's view of the garage

Front elevation location of 48-inch gas fire ring

Dormer window to be replaced with French doors and existing composition roof color and horizontal clapboard siding to be replicated on the detached garage

Attachment B – Findings for Approval

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	

9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

Attachment C – Conditions of Approval

DS 16-072 (Tope)
April 13, 2016
Draft Final Conditions of Approval
Page 1

Draft Final Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 16-072) authorizes 1) construction of a new 240-square-foot detached garage located within the front yard setback of the property 2) install a 48-inch diameter, 14-inch high gas fire ring with a Carmel stone veneer in the north side yard, 3) remove a bay window on the west elevation of the existing residence and replace it with French doors, 4) relocate the existing window and shutters on the rear elevation of the residence and install them on the interior (south) elevation of the detached garage, 5) install horizontal wood clapboard siding to match the existing residence, 6) install a grey composition shingle roof to match the existing residence, 7) install 4-foot-high stone wainscoting to wrap around the base of the garage on all sides, 8) install a marbled-glass wall lamp, not to exceed 25 watts or 10 feet above the ground at the front of the detached garage to match the home's existing wall lamps.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	**N/A**
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be	✔

	protected during construction by methods approved by the City Forester.	
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✔
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	**N/A**
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	✔

12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of	**N/A**

	archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	**N/A**
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall reduce the height of the garage by 1 foot by reduce the plate height from 9 to 8 feet.	

*Acknowledgement and acceptance of conditions of approval.

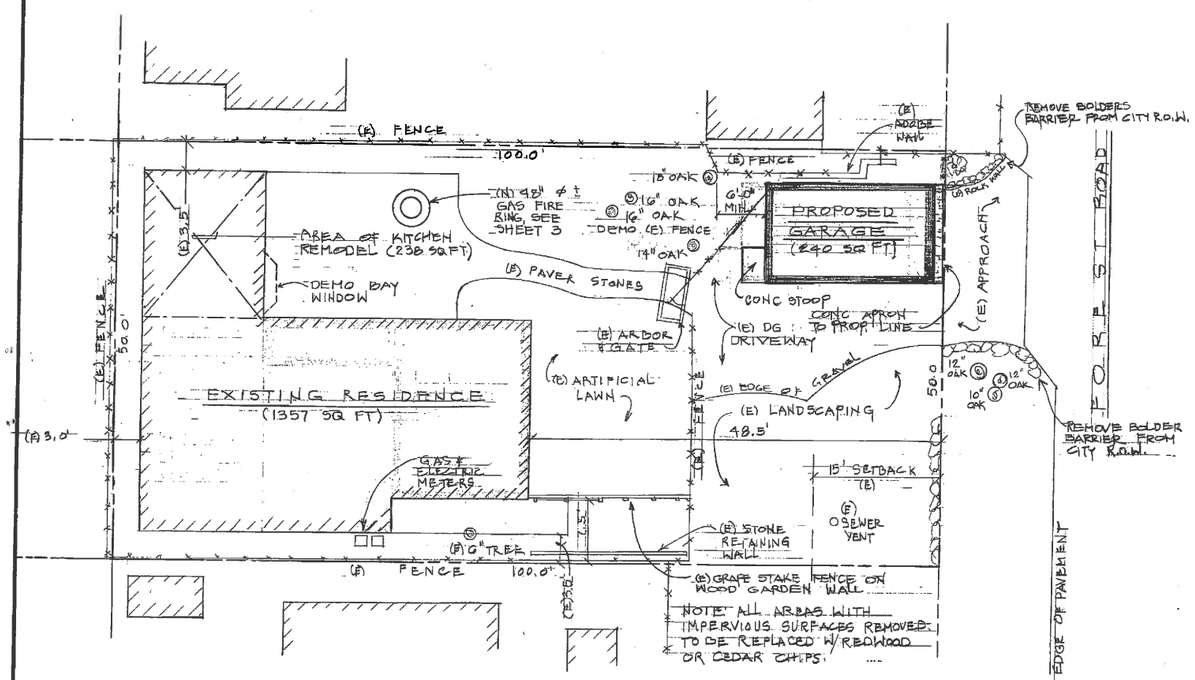
_____	_____	_____
Property Owner Signature	Printed Name	Date

Once signed, please return to the Community Planning and Building Department.

REVISION

MAR 23 2016

City of Carmel-by-the-Sea
Planning & Building Dept.



PLOT PLAN

SCALE: 1/8" = 1'-0"

NOTE: PROPOSED GARAGE WITH-IN EXISTING GRAVEL DRIVEWAY, NO LANDSCAPING REQUIRED, NONE TO BE PROVIDED.

CODES (2013 EDITION)

- CBC CALIFORNIA BUILDING CODE
- CMC CALIFORNIA MECHANICAL CODE
- CPC CALIFORNIA PLUMBING CODE
- CEC CALIFORNIA ELECTRICAL CODE
- CFC CALIFORNIA FIRE CODE
- TITLE 24 ENERGY DOCUMENTATION

GRADING REQUIREMENTS

NO EXCAVATION REQUIRED FOR ADDITION
CUT = Ø CUBIC YARDS
FILL = Ø CUBIC YARDS

NOTES

1. THIS PROJECT IS AN ADDITION & REMODEL TO AN EXISTING RESIDENCE, VERIFY ALL CONDITIONS & ADJUST AS REQUIRED FOR CONDITIONS FOUND.
2. PROVIDE TREE PROTECTION AS REQ'D BY CITY OF CARMEL FORESTRY DEPARTMENT.
3. CONTRACTOR SHALL COORDINATE DISPOSAL OF ALL DEMOLITION WITH LOCAL DISPOSAL COMPANY PER CITY WASTE REDUCTION & RECYCLING PROGRAM.
4. FOR PROJECT NOTES SEE SHEET 3.
5. PROVIDE CONCRETE WASHOUT IN DRIVEWAY.
6. PROVIDE SILT LOGS ALONG DOWNSLOPE GRADE OF CONSTRUCTION AREAS.

LIGHTING REQUIREMENTS (EXTERIOR)

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT; I.E. APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING SHALL NOT EXCEED 18" ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDENCENT EQUIVALENT; I.E., APPROXIMATELY 225 LUMENS) PER FIXTURE AND SHALL BE SPACED NO CLOSER THAN 10 FEET APART. LANDSCAPE LIGHTING SHALL NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE.

TOPE PROPERTY PLANNING ASSESSMENT

LOT SIZE: (50 X 100) = 5000 SQ. FT.

EXISTING FLOOR AREA COVERAGE
EXISTING RESIDENSE AND 200 SQ. FT. PARKING PAD: 1557 SQ. FT.
EXISTING 1557 SQ. FT. / 2150 SQ. FT. ALLOWED: EXISTING COMPLIANT

PROPOSED FLOOR AREA COVERAGE
PROPOSED COVERAGE INCLUDING 240 SQ. FT GARAGE: 1597 SQ. FT.
PROPOSED 1597 SQ. FT. / 2150 SQ. FT. ALLOWED: GARAGE ADDITION COMPLIANT

EXISTING IMPERVIOUS LOT COVERAGE
TOTAL:672 SQ. FT. TOTAL – 200 SQ.FT. PARKING PAD = 672 SQ. FT.
NO ADDITIONAL REMOVAL OF IMPERVIOUS SURFACE REQUIRED

IMPERVIOUS SURFACE MODIFICATIONS

EXISTING TOTAL COVERAGE:	872 SQ. FT.
GRAVEL DRIVEWAY REMOVAL FOR GARAGE:	-240 SQ. FT.
GRAVEL DRIVEWAY REMOVAL FOR APRON:	-48 SQ. FT.
CONCRETE GARAGE APRON	48 SQ. FT.
REMAINING IMPERVIOUS COVERAGE	632 SQ. FT.

PROPOSED IMPERVIOUS COVER AFTER MODIFICATION= 632 SQ.FT / 672 SQ. FT. ALLOWED, COMPLIANT AFTER MODIFICATIONS

SCOPE OF WORK

THE EXISTING RESIDENCE IS A 1357 SQ.FT. TWO BEDROOM – TWO BATHROOM HOUSE ON A 5000 SQ. FT. LOT.

THIS PROJECT WILL ADD A ONE CAR 240 SQ.FT GARAGE. ALSO INCLUDED IN THIS PROJECT IS TO REMOVE AN EXISTING BAY WINDOW AND THE REMODEL OF THE EXISTING KITCHEN, DINING AREA AND UTILITY / STORAGE AREAS TO INCREASE DINING AND KITCHEN.

THIS SCOPE INCLUDES THE FOLLOWING TASKS:

- REMOVE PORTION OF THE EXISTING PAVER PATIO AND INSTALL 48 INCH DIAMETER, 14 INCH HIGH CARMEL STONE COVERED GAS FIRE RING

ALL FINISHES OF THE EXTERIOR OF THE GARAGE ADDITION AND REMODEL WILL MATCH THE EXISTING RESIDENCE.

DRIVEWAY REMOVAL FOR GARAGE AND APRON

LANDSCAPING

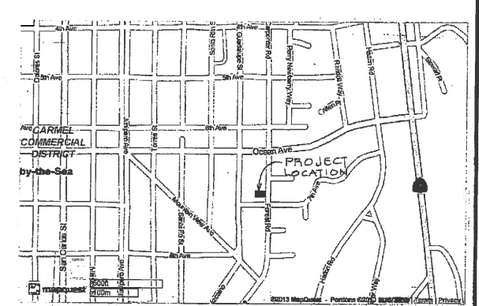
GRAPHIC SCALE

8' 0' 8' 16'

1/8" = 1'-0"

10' 5' 0' 2' 0' 10' 20'

1" = 10'-0"



LOCATION MAP

NO SCALE

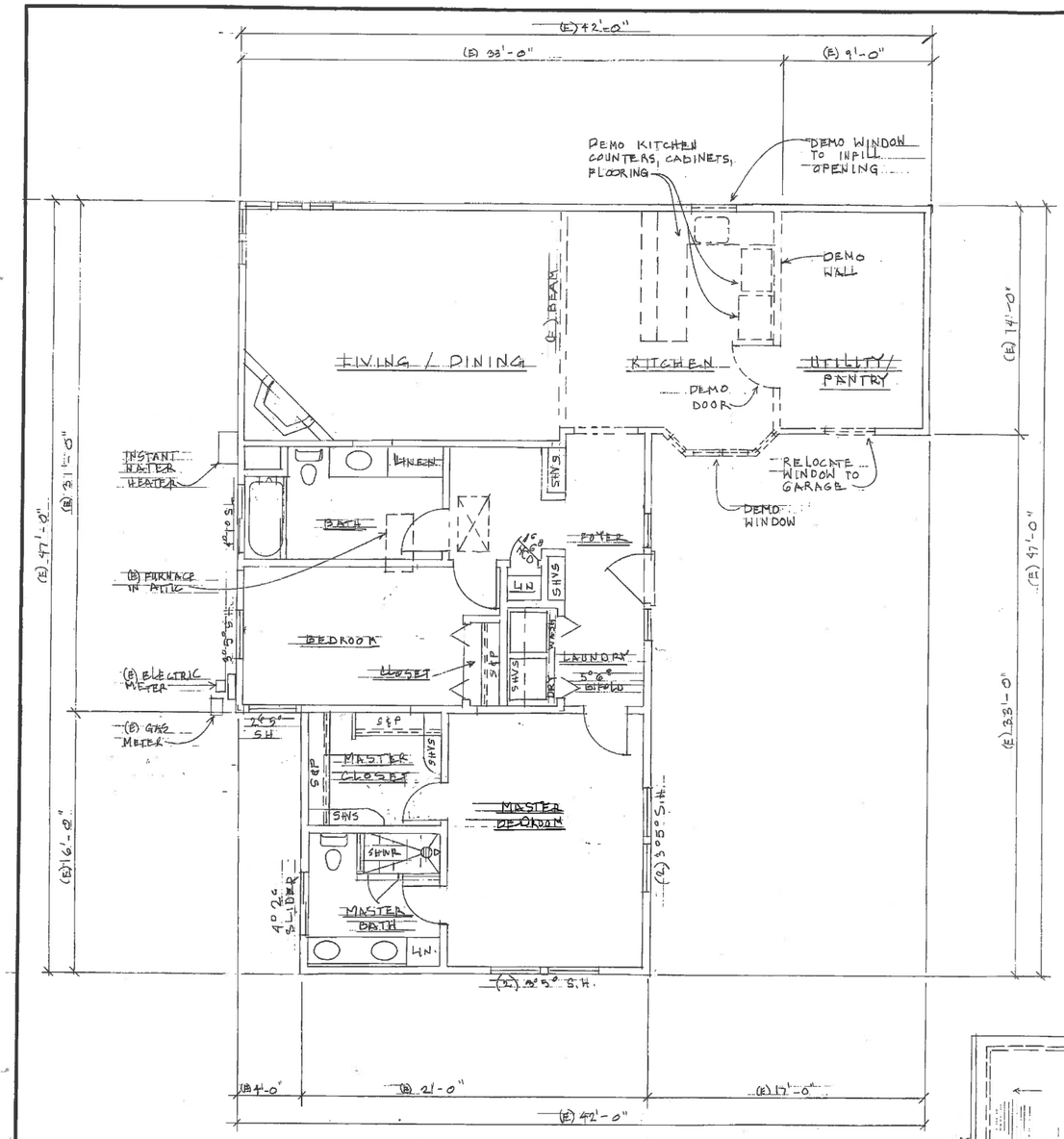
REVISIONS	BY

TULLIS DESIGN AND DRAFTING
1206 SAN MIGUEL CANYON ROAD
ROYAL OAKS, CALIFORNIA 95076
(831) 763-0232 jimet@metzero.net

A NEW GARAGE & REMODEL TO THE RESIDENCE OF:
ANDREW AND LARA TOPE
FOREST ROAD 2 NW OF 7TH AVENUE
CITY OF CARMEL, CA
APN 010-041-007

TOPOGRAPHIC SURVEY,
PLOT PLAN, NOTES

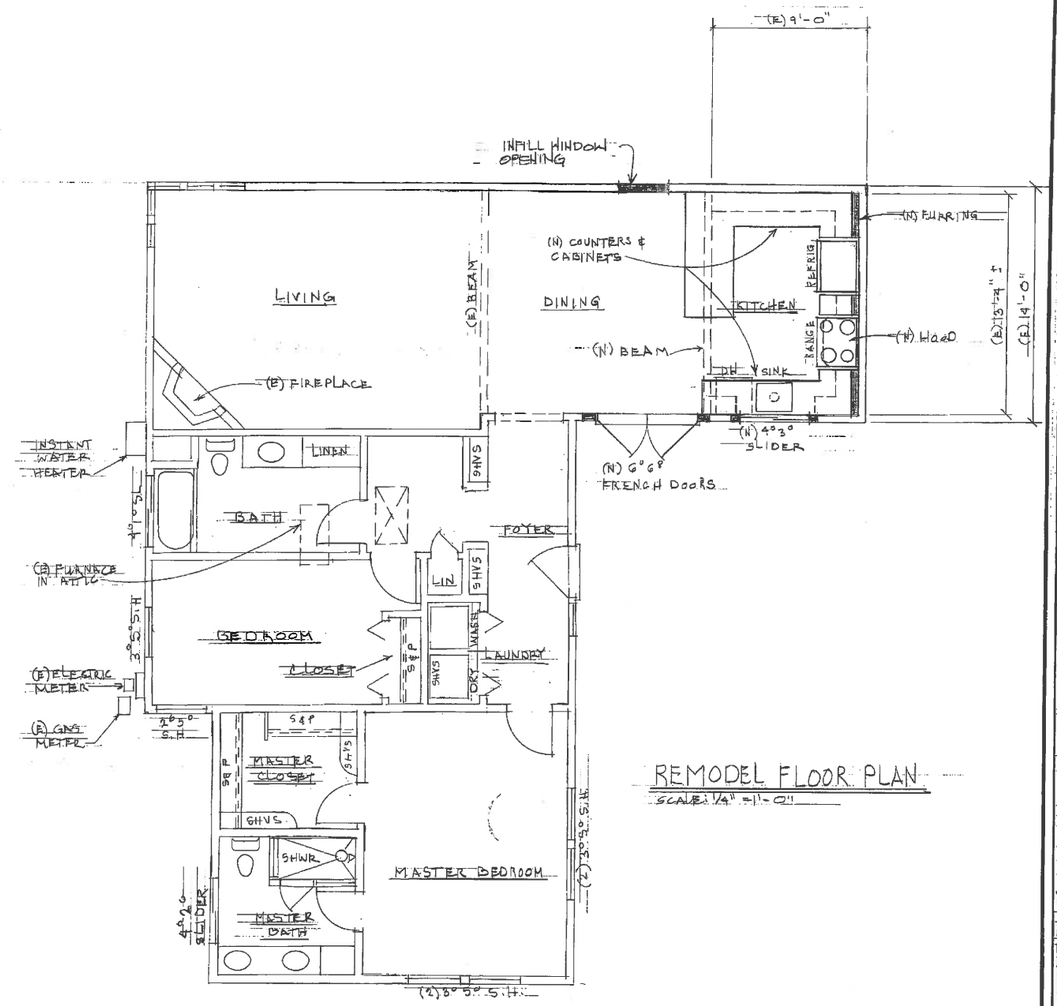
Scale NOTED
Drawn J.T. - V.T.
Date TOPE
Sheet
of 20



EXISTING / DEMOLITION PLAN

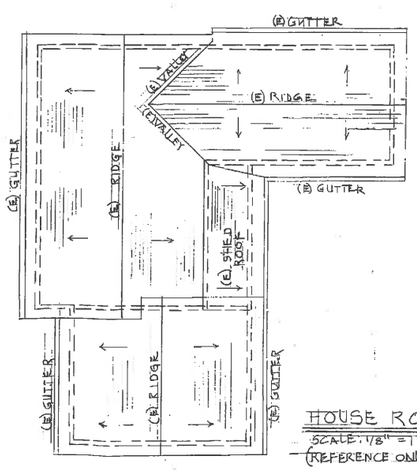
SCALE: 1/4" = 1'-0"

NORTH



REMODEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



HOUSE ROOF PLAN

SCALE: 1/8" = 1'-0"

(REFERENCE ONLY NO ROOF WORK)

NORTH

GRAPHIC SCALES

1/8" = 1'-0" 8' 6' 4' 2' 0 8' 16'

1/4" = 1'-0" 4' 2' 0 4' 8'

REVISIONS	BY

TULLIS DESIGN & DRAFTING
1206 SAN MIGUEL CANYON ROAD
WATSONVILLE CALIFORNIA 95076
(831) 763-9232

A NEW GARAGE & REMODEL TO THE RESIDENCE OF
ANDREW & LARA TOPE
FOREST ROAD 2NW 7TH AVENUE
CARMEL CA
APN: 010-241-007

EXISTING / DEMOLITION PLAN, REMODEL FLOOR PLAN

Date

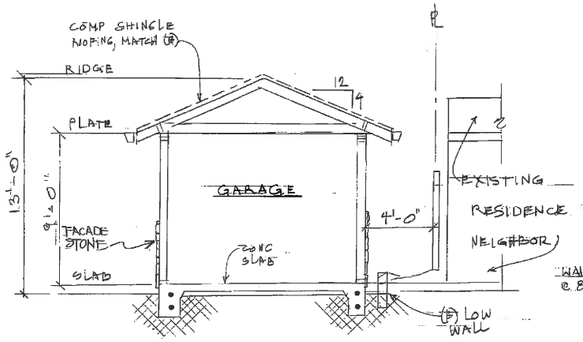
Scale NOTED

Drawn J.T. V.T

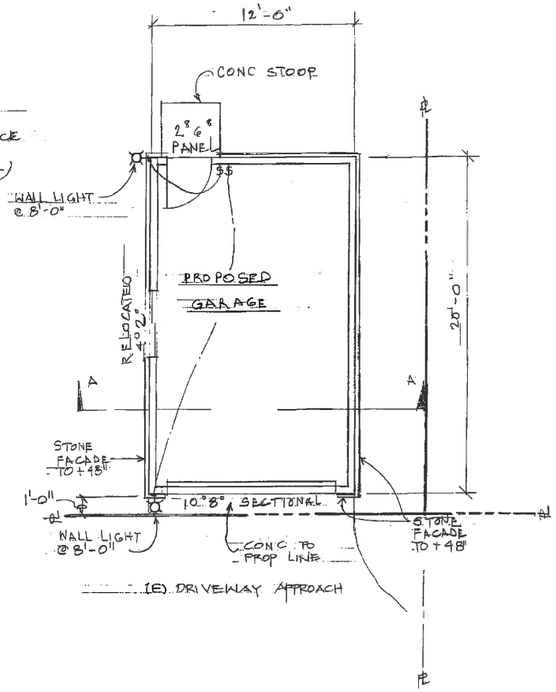
Job TOPE

Sheet 2 of 2 Sheets

24 X 36 PRINTED ON NO. 1000 CLEARPRINT®

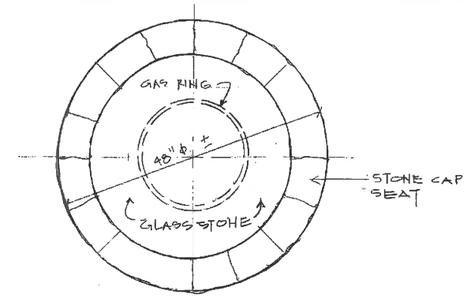


SECTION A-A
SCALE: 1/4" = 1'-0"

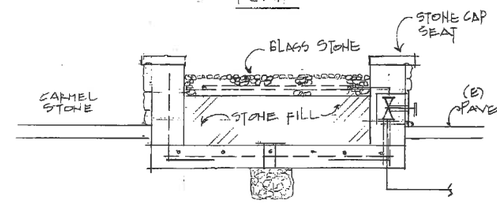


FLOOR PLAN
SCALE: 1/4" = 1'-0"

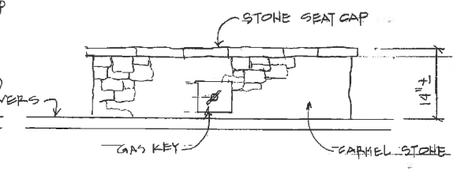
PLAN NORTH



PLAN

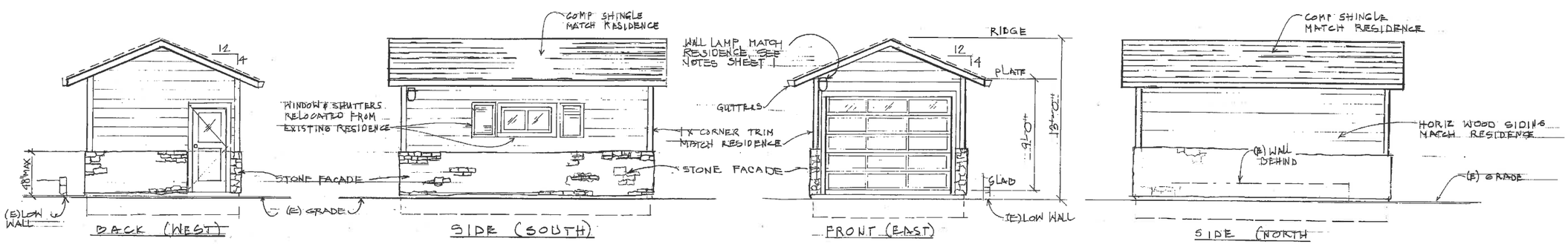


SECTION



ELEVATION

GAS FIRE RING
SCALE: NONE



GARAGE EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE
1/8" = 1'-0" : 8' 0' 8' 16'
1" = 10'-0" : 10' 8' 6' 4' 2' 0' 10' 20'

REVISIONS	BY

TULLIS DESIGN AND DRAFTING
1206 SAN MIGUEL CANYON ROAD
ROYAL OAKS, CALIFORNIA 95076
(831) 763-9232 jimet@netzero.net

A NEW GARAGE & REMODEL TO THE RESIDENCE FOR
ANDREW & LARA TOPE
FOREST ROAD 2NW 7TH AVENUE
CARMEL CA
APN: 010-204-007

GARAGE FLOOR PLAN, SECTION, EXTERIOR ELEVATIONS

Date
Scale 1/4" = 1'-0"
Drawn J.T. V.T.
Job TOPE
Sheet 3
Of 22 Sheets

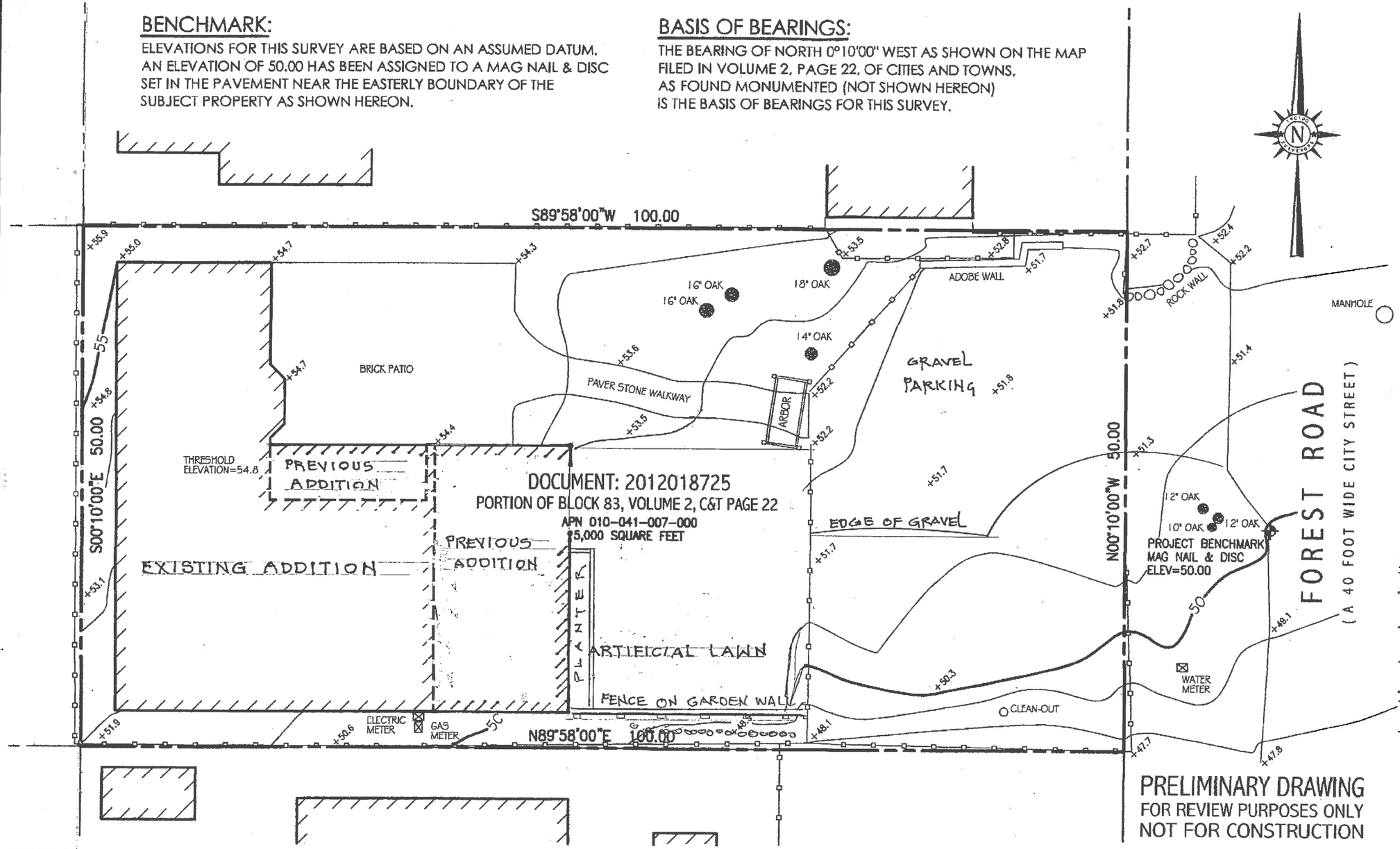
24 X 36 PRINTED ON NO. 1000H CLEARPRINT®

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.00 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE EASTERLY BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARINGS:

THE BEARING OF NORTH 0°10'00" WEST AS SHOWN ON THE MAP FILED IN VOLUME 2, PAGE 22, OF CITIES AND TOWNS, AS FOUND MONUMENTED (NOT SHOWN HEREON) IS THE BASIS OF BEARINGS FOR THIS SURVEY.



PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS ARE SHOWN HEREON APPROXIMATE ONLY DUE TO IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, ETC.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY STRUCTURES ON THE GROUND ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST OF 2013.

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- BUILDING OUTLINE
- WOOD FENCE
- 12" TREE — TREE WITH SIZE/TYPE
- +51.0 — SPOT ELEVATION

TOPOGRAPHIC SURVEY

FOR

FOREST ROAD 2NW OF 7th AVENUE

PER

DOCUMENT: 2012018725

RECORDS OF MONTEREY COUNTY

CITY OF CARMEL — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR

Andrew and Lara Tope

by

LUCIDO SURVEYORS

Del Rey Oaks, California

SCALE: 1" = 8' — PROJECT No. 1178

APN 010-041-007-000 — AUGUST 2013

PROFESSIONAL LAND SURVEYOR — FRANK LUCIDO — PRELIMINARY ONLY — Exp. 12-31-13 — No. 8368 — STATE OF CALIFORNIA

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Final Design Study (DS 16-024) for partial demolition and substantial alterations to an existing residence located in the Single-Family Residential (R-6) Zoning District.

Recommendation:

Approve the Final Design Study (DS 16-024) and associated Coastal Development Permit for alterations to an existing residence, subject to the attached findings and conditions.

Application:	DS 16-024	**APN:**	009-381-007
Block:	8	**Lot**:	7
Location:	2848 Santa Lucia Avenue		
Applicant:	BSI Holdings	**Property Owner:**	BSI Holdings

Background and Project Description:

The project site consists of a single-family dwelling on a 9,654-square foot lot, located at 2484 Santa Lucia Avenue, on the southwest corner of Santa Lucia and Dolores Street. The existing dwelling is 1,713 square feet in size and includes a 380-square foot garage. A final determination of historic ineligibility was issued by the City for the residence on October 14, 2015.

The applicant has submitted plans to demolish a portion of the existing house and expand the residence from 2,363 square feet to 3,253 square feet in size. The project includes the following additions: a 31-square foot addition at the front entryway, a 52-square foot addition on the east corner of the residence, a 188-square foot addition on the south corner of the residence, and a 620-square foot addition on the lower level underneath the existing house. Additional project components include: 1) change in architectural style of the residence including a new gable element, 2) backfilling a portion of the rear-yard to construct a patio, which includes a 5-foot high retailing

wall, 3) the reduction of 763-square feet of site coverage throughout the site, 4) the removal and relocation of the front fence, 5) new doors and windows throughout, and 6) a new chimney.

The existing finish materials include horizontal wood siding with a wood shingle roof. The applicant is proposing to maintain the existing horizontal wood siding, with new siding to match on the addition areas. Additionally, the applicant is proposing exposed wood rafters and columns on the front and rear elevation, a wood railing on the west deck and steps, and a wood/metal railing on the rear balcony. With regard to the roof, the existing wood shingle roof will be removed and replaced in kind. Staff has requested that the applicant brings material samples to the Planning Commission meeting.

This application was considered for conceptual review by the Planning Commission on March 9, 2016, and the Commission continued the item with a request for changes including a reduction of the proposed entryway and specifically reduce the size/scale of the exposed timber elements. The applicant has submitted revised plans that comply with the recommendations made by the Planning Commission.

PROJECT DATA FOR A 9,654 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	3,253 sf	2,363 sf (30%)	3,253 sf (40%)
Site Coverage	1,101 sf*	1,862 sf	1,099 sf
Trees	3 Upper /1 Lower (recommended)	7 Trees	7 Trees
Ridge Height	1st Floor: 18 ft 2nd floor: 24 ft	1st Floor: 13 ft 2nd floor: 21 ft 11 in	1st Floor: 15 ft 3 in 2nd floor: 23 ft 4 in
Plate Height	1st Floor: 12 ft 2nd Floor: 18 ft	1st Floor: 8 ft 9 in 2nd floor: 16 ft 10 in	1st Floor: 8 ft 9 in 2nd floor: 16 ft 10 in
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft	38 ft	38 ft
Composite Side Yard**	Varies (25%)	Min: Approx. 36 ft (40%)	Min: Approx. 14 ft (25%)
Side Yards***	Min. West Side: 3 ft Min. East Side: 3 ft Fronting Santa Lucia: 5 ft	Min. West Side: 5 ft Min. East Side: 3 ft Min. Fronting Santa Lucia: 5 ft	Min. West Side: 5 ft Min. East Side: 3 ft Min. Fronting Santa Lucia: 5 ft
Rear	15 ft	Min: 45 ft	Min: 45 ft

*Includes bonus for 50% or more permeable site coverage

**The Composite Side Yard is measured along parallel lines to the front property line (fronting on Dolores)

***This property has three side property lines. The front property line fronts on Dolores Street.

Staff analysis:

Previous Hearing: The following is a list of recommendations made by the Planning Commission and a staff analysis on how the applicant has or has not revised the design to comply with the recommendations.

1. *The applicant shall work with City staff to determine if the proposed rear patio impacts adjacent trees.*

The applicant is proposing to backfill a portion of the rear-yard to construct a patio and staff had concerns because the proposed patio and associated retaining walls would be located adjacent to several trees, and will modify the drainage patterns on the site. The project plans were forwarded to the City Forester and he has determined that the new patio will not result in any significant impacts to the trees. Additionally, staff has recommended a condition that a drainage plan is submitted as part of the Building Permit Application.

2. *The applicant shall reduce the mass and scale and of the design (gable element) to be more compatible with the existing residence and consistent with the objectives of the Residential Design Guidelines.*

The Planning Commission was concerned with the proposed gable elements and associated heavy timbers on the front and rear elevations of the previous submittal. The proposed additions would be located mostly under the existing home, with minor additions on the front and rear elevations, and therefore would not have a significant impact on the mass and bulk viewed from the street. The Commission determined that the finish elements, however, were incompatible and out of scale with the proposed design for the residence. The applicant has revised the submittal, and, in staff's opinion, has met all of the concerns of the Planning Commission. On the front elevation, the applicant dropped the entry eave height from 15-feet 3-inches to 13-feet in height and reduced the size of the timbers. Additionally, the arched timber elements above the entryway were removed. On the rear elevation, the applicant reduced the size of the timber gable elements and columns, revised the railings from vertical wood posts to horizontal wiring, and removed the overhead arched gable elements. Renderings of the current and previous elevations are included as Attachment C.

3. *The applicant shall reduce the size of the windows and amount of glazing on the rear elevation.*

Staff previously addressed concerns with the amount of glazing on the rear elevation of the previous submittal. The number of windows created both an excessive appearance of glass, and also raised privacy issues for the adjacent neighbors. The applicant removed four transom windows and reduced the size of the French doors on the rear elevation. In staff's opinion, the revised submittal is more consistent with the Design Guidelines.

Other Project Components:

Finish Materials: The applicant is proposing to maintain the existing horizontal wood siding around the exterior of the house, painted in a similar color to the existing. The existing wood shingle roof is

proposed to be removed and replaced with a new natural wood shingle roof. Additionally, wood windows and doors are proposed throughout the house. Finish details should be available for review at the Planning Commission meeting.

Fences/Walls: All existing fences are proposed to remain, including the fence within the front Right-of-Way. A recommended condition has been included requiring an encroachment permit for the front fence within the Right-of-Way.

The applicant is proposing to backfill a portion of the rear-yard in order to construct a patio, which will require approximately 5-foot high retaining walls. A significant amount of cut and fill will be required, and staff has included a condition that the applicant submit a grading plan that shows the proposed cubic square footage proposed for the site. Specific wall details are not identified, but will be included as part of the next round of review for this application. Concerns regarding the drainage and changes in grade were brought up at the previous hearing, and the requirement to submit a grading and drainage plan will ensure review prior to building permit issuance.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 requires that exterior light fixtures on the building do not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens). The details and locations of the proposed light fixtures are depicted on Page 8 and 12 of the plan set. The applicant is proposing a Savoy House Single-Light Wall Mounted Lantern in a maple color with an output of 25 watts. The applicant is proposing 15 exterior lights including four on the front elevation, eight on the rear elevation, and three on the side (west) elevation. Although the lighting is not down cast, the 25 watt limitation combined with the heavy seeded glass will be sufficient to diminish light intrusion into the front yard and public space. Staff supports the proposed fixtures and notes that they comply with City requirements.

Site Coverage/Landscaping: The existing site coverage consists of a large brick patio, multiple exterior staircases, and a rock walkway, and exceeds the allowed coverage for a 9,654 square foot lot by 761 square feet. Per Municipal Code Section 17.10.030.C, nonconforming site coverage is required to be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less. The applicant is proposing to add 885 square feet to the residence and therefore is required to reduce site coverage to compliance (1,101 square feet). The applicant is proposing to reduce the site coverage to 1,099 square feet.

With regard to the landscape, the applicant is proposing to maintain the existing landscaped areas in the rear of the property, install a new grass area on the raised patio, and add new plantings throughout the front yard. Specifically, the applicant is proposing agapanthus throughout most of

the front yard and the adjacent Right of Way. As noted early, the City Forester has not recommended any additional trees be required to be planted on site. A landscape plan is included on Sheet L-1 (Page 24) of the plan set.

Archaeological Zone: A Preliminary Cultural Resources Reconnaissance Report was prepared for the subject parcel on January 27, 2016. The study found that over a dozen previous archaeological studies have been completed with negative results in the immediate vicinity of the project parcel. The project archaeologist recommends that there is no reason to delay the project due to archaeological reasons, however it is recommended that in the event that an unexpected trace of historic or prehistoric materials are encountered, a qualified archaeologist should be retained for appropriate mitigation. Staff has included a condition of approval based on the project archaeologist's recommendation.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of pavement is approximately 34 feet in width along Santa Lucia and 16 feet in width along Dolores Street. The existing fence encroaches into the Right of Way along both street frontages, and the applicant is proposing to maintain this fence in the current location. A recommended condition has been included requiring an encroachment permit for the front fence within the Right-of-Way.

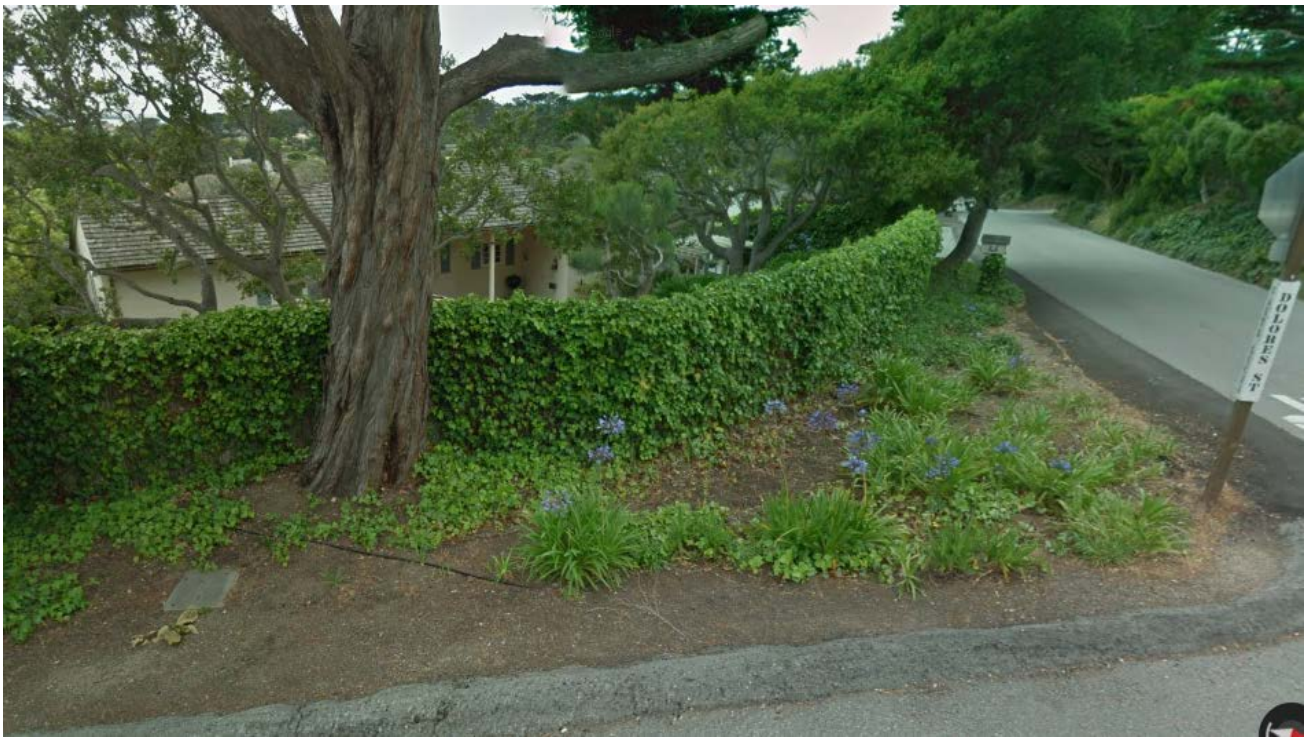
Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes an 890-square foot addition to an existing 2,363-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings of Approval
- Attachment C – Conditions of Approval
- Attachment D – Project Renderings
- Attachment E – Project Plans

Attachment A – Site Photographs

Attachment A – Site Photographs



Attachment A – Site Photographs

Story Poles visible from Santa Lucia and Dolores Street

Attachment B – Findings for Approval

DS 16-024 (BSI Holdings)
April 13, 2016
Findings for Approval
Page 1

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)		
For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	

9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment C – Conditions of Approval

DS 16-024 (BSI Holdings)
April 13, 2016
Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 16-024) authorizes the applicant to add 885 square of new living space to an existing single family residence. The approval includes an enlarged wood balcony on the rear elevation, new exposed wood rafters and columns, and a new grass patio. Finish materials include horizontal wood siding, a new wood shingle roof and new windows/doors throughout.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation	✔

	by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	N/A
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit,	✔

	or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	✔
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall	✔

	be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	Based on Health and Safety Code § 7050.5, if any human remains are exposed, no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American.	✔
23.	In the event that unexpected traces of historic or prehistoric materials, (including, but not limited to human remains, concentrations of shell or heat altered rock or historic trash pits) are encountered during grading or other future development, a qualified archaeologist should be retained for appropriate archaeological mitigation.	✔
24.	The applicant shall submit a grading plan with the Building Permit Application identifying the cubic yardage of soil proposed to be excavated and removed from this site as part of the project.	✔
25.	Prior to the issuance of a Building Permit, the applicant shall obtain an encroachment permit for the existing wood fence within the City Right of Way.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department.

Attach C – Rendering Comparisons

Revised Rendering

Previous Rendering

Attach C – Rendering Comparisons

Revised Rendering

Previous Rendering

PROJECT DIRECTORY	
OWNER:	
NAME	BSI HOLDINGS INC.
ADDRESS	100 CLOCK TOWER LANE
ADDRESS	CARMEL, CALIFORNIA 93923
PHONE	OFFICE: (831) 622-1840 FAX: (831) 622-1845
EMAIL	ltsolari@bsiholdings.com
APN #	010-321-40

CONSTRUCTION MANAGER:	
NAME	SAROYAN MASTERBUILDER
ADDRESS	760 REDWOOD AVENUE
ADDRESS	SAND CITY, CA 93955
PHONE	OFFICE: (831) 393-1800 CELL: (831) 917-2099
EMAIL	al@saroyanmasterbuilder.com & ctorres@saroyanmasterbuilder.com

ARCHITECT:	
NAME	AL SAROYAN
ADDRESS	760 REDWOOD AVENUE
ADDRESS	SAND CITY, CA 93955
PHONE	OFFICE: (831) 393-1800 CELL: (831) 917-2099
EMAIL	al@saroyanmasterbuilder.com & ctorres@saroyanmasterbuilder.com

STRUCTURAL ENGINEER:	
NAME	RON BELKNAP & ASSOCAITES
ADDRESS	24810 RD 207 COARSEGOLD, CA 93614
PHONE	(800) 844-8882
EMAIL	belknap@hughes.net & wifall@hughes.net

MECHANICAL ENGINEER & ENERGY:	
NAME	DAVID KNIGHT MONTEREY ENERGY GROUP
ADDRESS	Monterey Energy Group 26465 Carmel Rancho Blvd. #8
ADDRESS	Carmel, California 93923
PHONE	PHONE: (831) 372-8328 FAX: (831) 359-4173
EMAIL	david@meg4.com

PROJECT DATA	
PARCEL AREA:	9,854 S.F.
ZONING:	RESIDENTIAL
MUNICIPALITY:	CARMEL BY THE SEA, CALIFORNIA

EXISTING MAIN & LOWER LEVEL FLOOR PLAN	
MAIN LEVEL AREA:	1,713 S.F.
LOWER LEVEL AREA:	270 S.F.
GARAGE AREA:	380 S.F.
TOTAL AREA:	2,363 S.F.

PROPOSED MAIN & LOWER LEVEL FLOOR PLAN	
MAIN LEVEL AREA:	1,978 S.F.
LOWER LEVEL AREA:	890 S.F.
GARAGE AREA:	380 S.F.
TOTAL AREA:	3,248 S.F.

EXISTING SITE AREAS	
PATIO & WALKS COVERAGE	1,250 S.F.
DRIVEWAY	407 S.F.
SITE WALLS	205 S.F.
TOTAL COVERAGE	1,862 S.F.

PROPOSED SITE AREAS	
PATIO & WALKS (PERMEABLE)	472 S.F.
DRIVEWAY (PERMEABLE)	407 S.F.
SITE WALLS	220 S.F.
TOTAL COVERAGE	1,099 S.F.

1

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PSA	Pg. 23	PRELIMINARY SITE ASSESSMENT COPY
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CONSTRUCTION	
TYPE OF CONSTRUCTION	TYPE V, N
CITY LIC. NO.	17588
STATE LIC. NO.	681958
TYPE OF LIC.	B-1
STORIES	2
SITE DIMENSIONS	SEE: SITE PLAN
CONSTRUCTION CODE	2013 CALIFORNIA BUILDING CODE

NOTE: ON SITE FIELD MEASUREMENTS WILL NEED TO BE VERIFIED BEFORE CONSTRUCTION BEGINS.

PROJECT DESCRIPTION

THIS PROJECT WILL BE A CARMEL CRAFTSMAN COTTAGE WITH A DIVERSITY OF NATURAL BUILDING MATERIALS AND STYLES. THE PROJECT WILL BE A COMPLETE INTERIOR RENOVATION WITH SOME EXTERIOR CHANGES AND ADDITIONS. WE ARE PLANNING TO DEMOLISH PART OF THE EXISTING MASTER BED ROOM, BED ROOMS #2 AND BED ROOM #3 TO GAIN FLOOR AREA FOR OUR NEW KITCHEN. WE ARE ALSO PLANNING ON APPLYING A NEW ROOF SYSTEM AT THE FOYER AND AT THE GREAT ROOM TO MAKE THE HOUSE FEEL MORE OPEN AND INVITING TO GUEST. AN EXTERIOR WOOD SIDING FACADE WITH NEW COPPER CHIMNEY CAPS, NEW DOORS AND WINDOWS WILL GIVE THIS HOUSE A GREAT NEW APPEARENCE.
WE ARE PLANNING ON REMOVING SOME OF THE NON-STRUCTURAL WALLS AND NON-STRUCTURAL DROPPED CEILINGS. WE PLAN ON REMODELEING THE KITCHEN, MASTER BATH ROOM AND LAUNDRY ROOM. WE ALSO PLAN TO PUT IN NEW CARPET, HARDWOOD FLOORS, FLOOR TILE, GRANITE COUNTERTOPS, GRANITE BACK SPLASHES, PLUMBING FIXTURES AND NEW CABINETRY. WE WILL ALSO REPLACE SOME WINDOWS AND DOORS. THE PROJECT WILL BE CONSIDERED AN INTERIOR RENOVATION WITH MINOR EXTERIOR CHANGES AND ADDITIONS.

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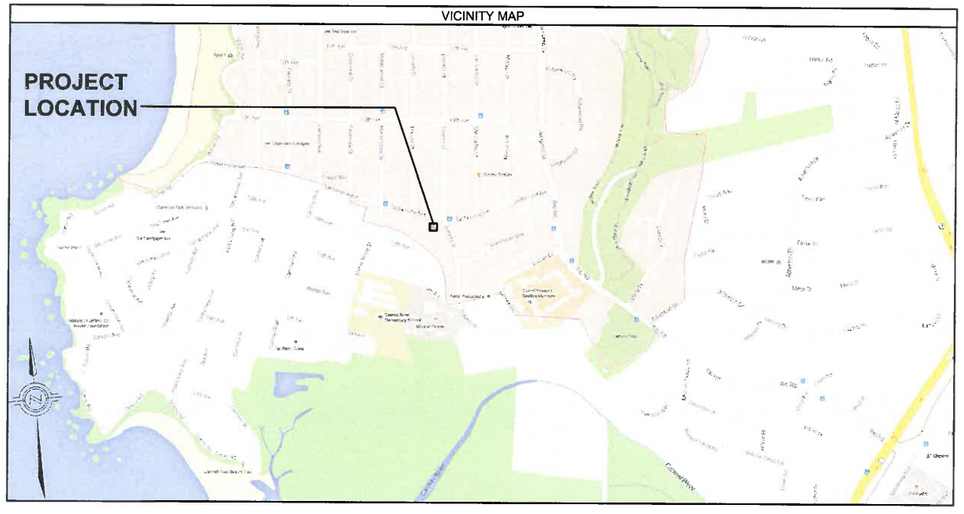
MAR 21 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

VICINITY MAP



APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
△1	02-19-16	Track 2 Residential Revisions
△2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN II No. C-8046 Exp. 5-31-16 STATE OF CALIFORNIA

TITLE PAGE & PROJECT INDEX

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Santa Lucia & Dolores Remodel

2848 SANTA LUCIA AVENUE CARMEL BY THE SEA, CALIFORNIA 93921

SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 18 MARCH 2016
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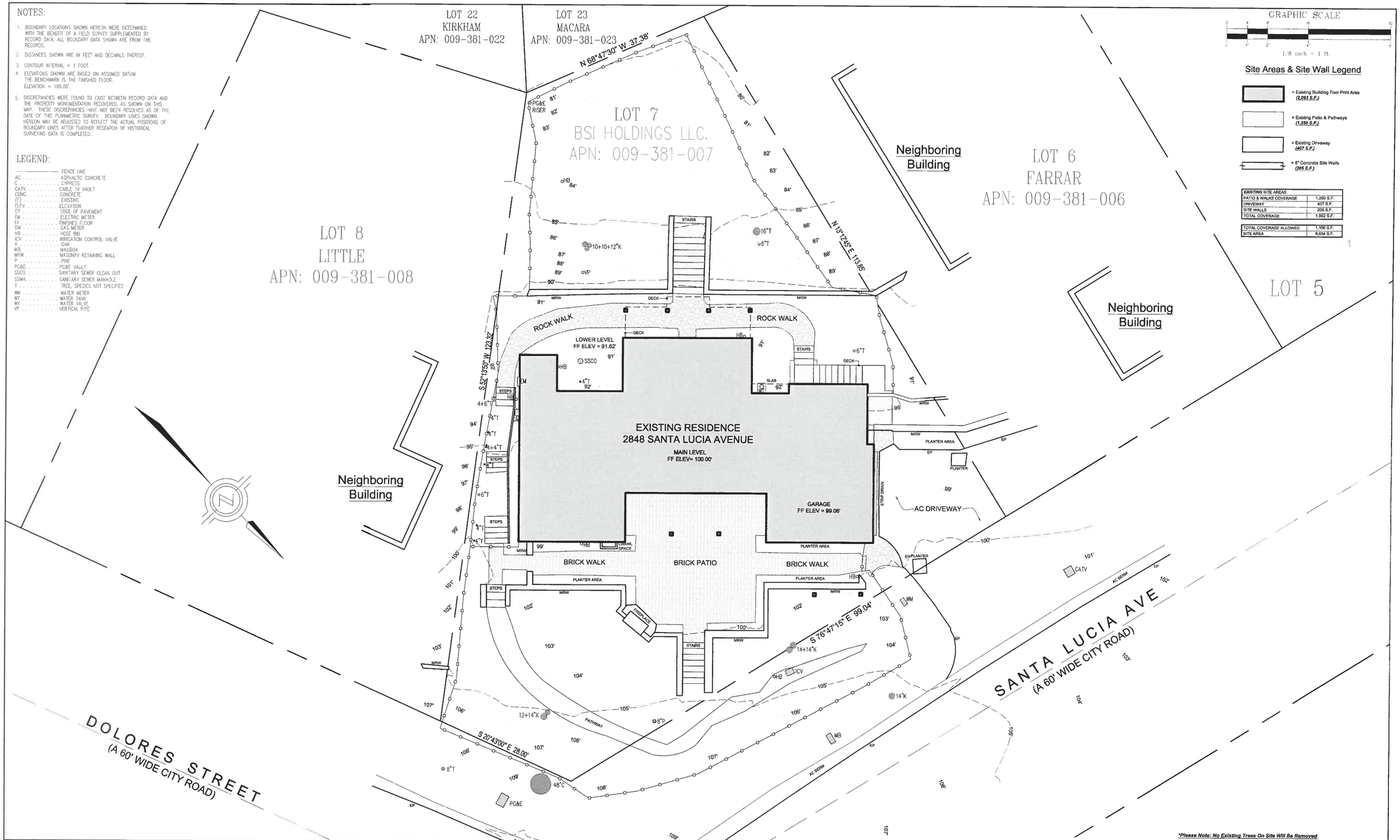
OF 24
PROJECT NO. 1251

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 100.00'.
5. DISCREPANCIES WERE FOUND TO EXIST BETWEEN RECORD DATA AND THE PROPERTY MONUMENTATION RECOVERED, AS SHOWN ON THIS MAP. THESE DISCREPANCIES HAVE NOT BEEN RESOLVED AS OF THE DATE OF THIS PLANIMETRIC SURVEY. BOUNDARY LINES SHOWN HEREON MAY BE ADJUSTED TO REFLECT THE ACTUAL POSITIONS OF BOUNDARY LINES AFTER FURTHER RESEARCH OF HISTORICAL SURVEYING DATA IS COMPLETED.

LEGEND:

————	FENCE LINE
AC	ASPHALTIC CONCRETE
C	CYPRESS
CATV	CABLE TV VAULT
CONC.	CONCRETE
(E)	EXISTING
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
EM	ELECTRIC METER
FF	FINISHED FLOOR
GM	GAS METER
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
K	OAK
MB	MAILBOX
MRW	MASONRY RETAINING WALL
P	PINE
PG&E	PG&E VAULT
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
T	TREE, SPECIES NOT SPECIFIED
WM	WATER METER
WT	WATER TANK
WV	WATER VALVE
VP	VERTICAL PIPE



*Please Note: No Existing Trees On Site Will Be Removed

APN: 009-381-007

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1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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AL E. SAROYAN III

LICENSED PROJECT ARCHITECT AL E. SAROYAN III No. 8046 EXP. 5-31-16 STATE OF CALIFORNIA

SCALE: 1/8" = 1'-0"

EXISTING SITE PLAN

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Santa Lucia & Dolores Remodel

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SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City, CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 18 MARCH 2016
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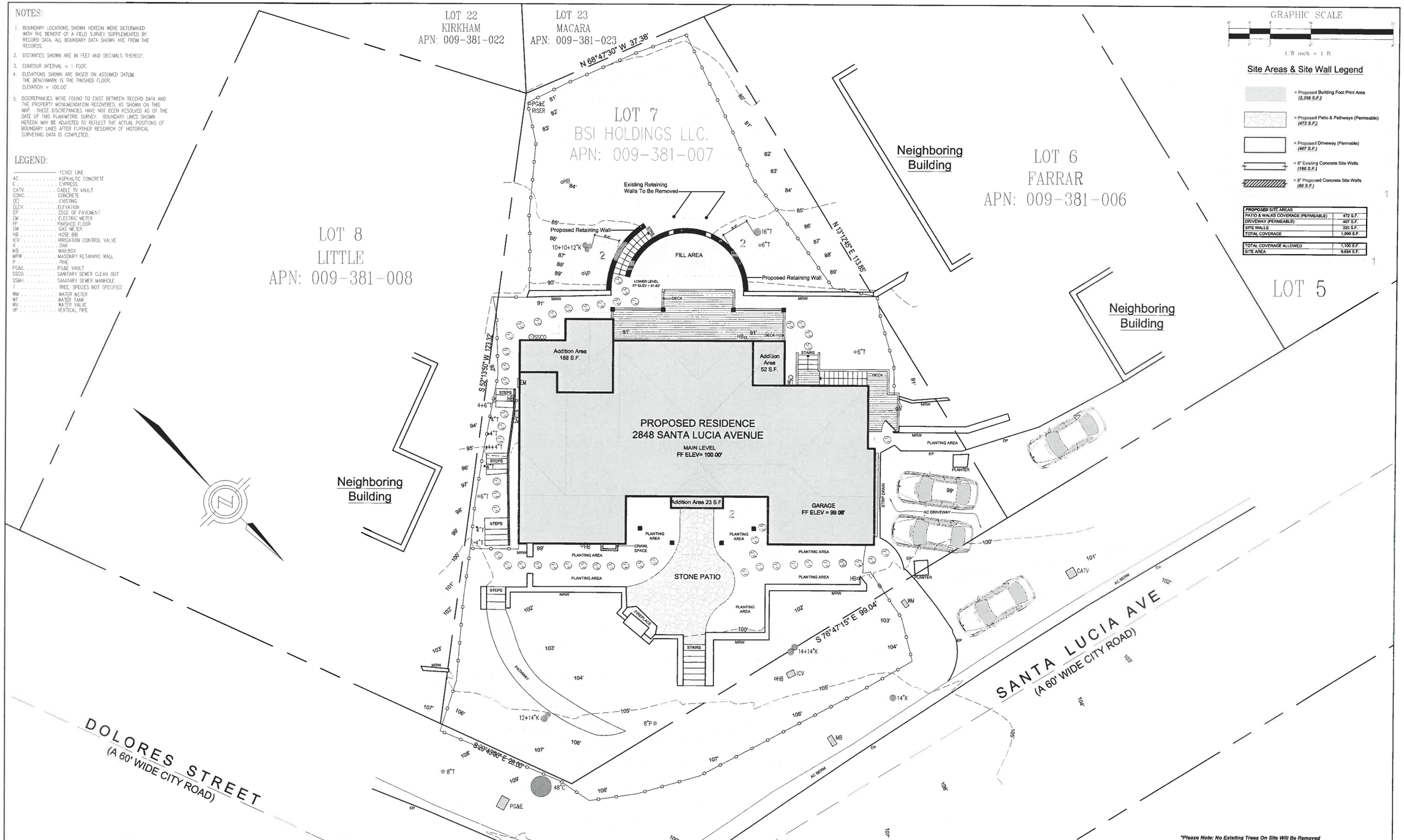
LEGEND:

————	FENCE LINE
AC	ASPHALTIC CONCRETE
C	CYPRESS
CATV	CABLE TV VAULT
CONC	CONCRETE
(E)	EXISTING
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EM	ELECTRIC METER
FF	FINISHED FLOOR
GM	GAS METER
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
K	OAK
MB	MAILBOX
MRW	MASONRY RETAINING WALL
P	PINE
PG&E	PG&E VAULT
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
T	TREE, SPECIES NOT SPECIFIED
WM	WATER METER
WT	WATER TANK
WV	WATER VALVE
VP	VERTICAL PIPE



APN: 009-381-007

REVISIONS		
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△1	02-19-16	Track 2 Residential Revisions
△2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN II NO. C 8046 STATE OF CALIFORNIA

SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN

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Santa Lucia & Dolores Remodel

2848 SANTA LUCIA AVENUE CARMEL BY THE SEA, CALIFORNIA 93921

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760 Redwood Avenue Sand City CA 93955
phone 831.393.1900 fax 831.393.2400
Contractor License 681958

DATE: 18 MARCH 2016
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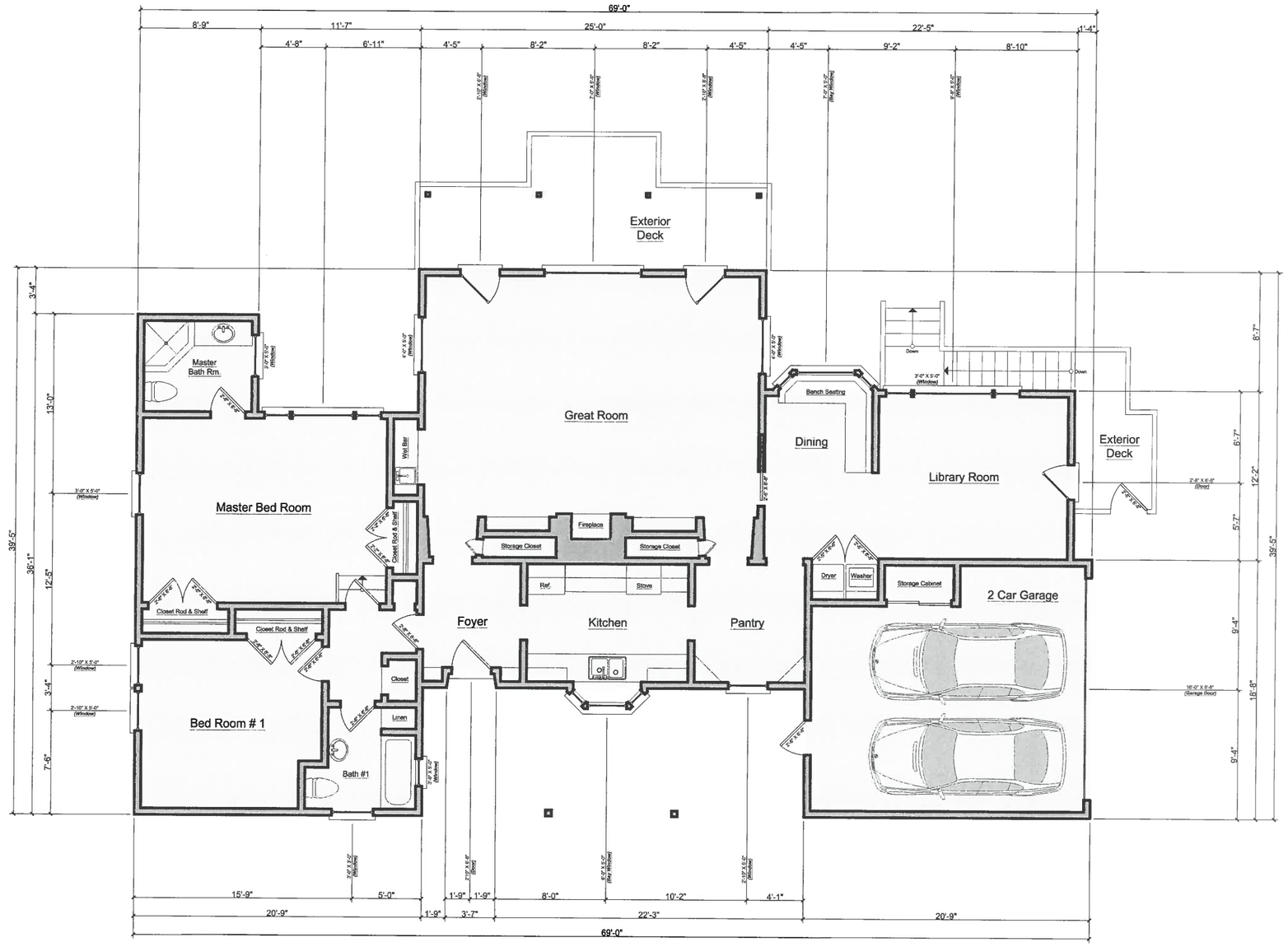
GRAPHIC SCALE

1/4 inch = 1 ft



Main Level Square Feet.....1,713 S.F.
Gareage Square Feet.....380 S.F.
Total.....2,093 S.F.

APN: 009-381-007

REVISIONS		
1	DATE	DESCRIPTION
	01-26-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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SCALE: 1/4" = 1'-0"

EXISTING MAIN LEVEL FLOOR PLAN

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SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1600 fax 831.393.2400
Contractor License 681958

DATE: 18 MARCH 2016
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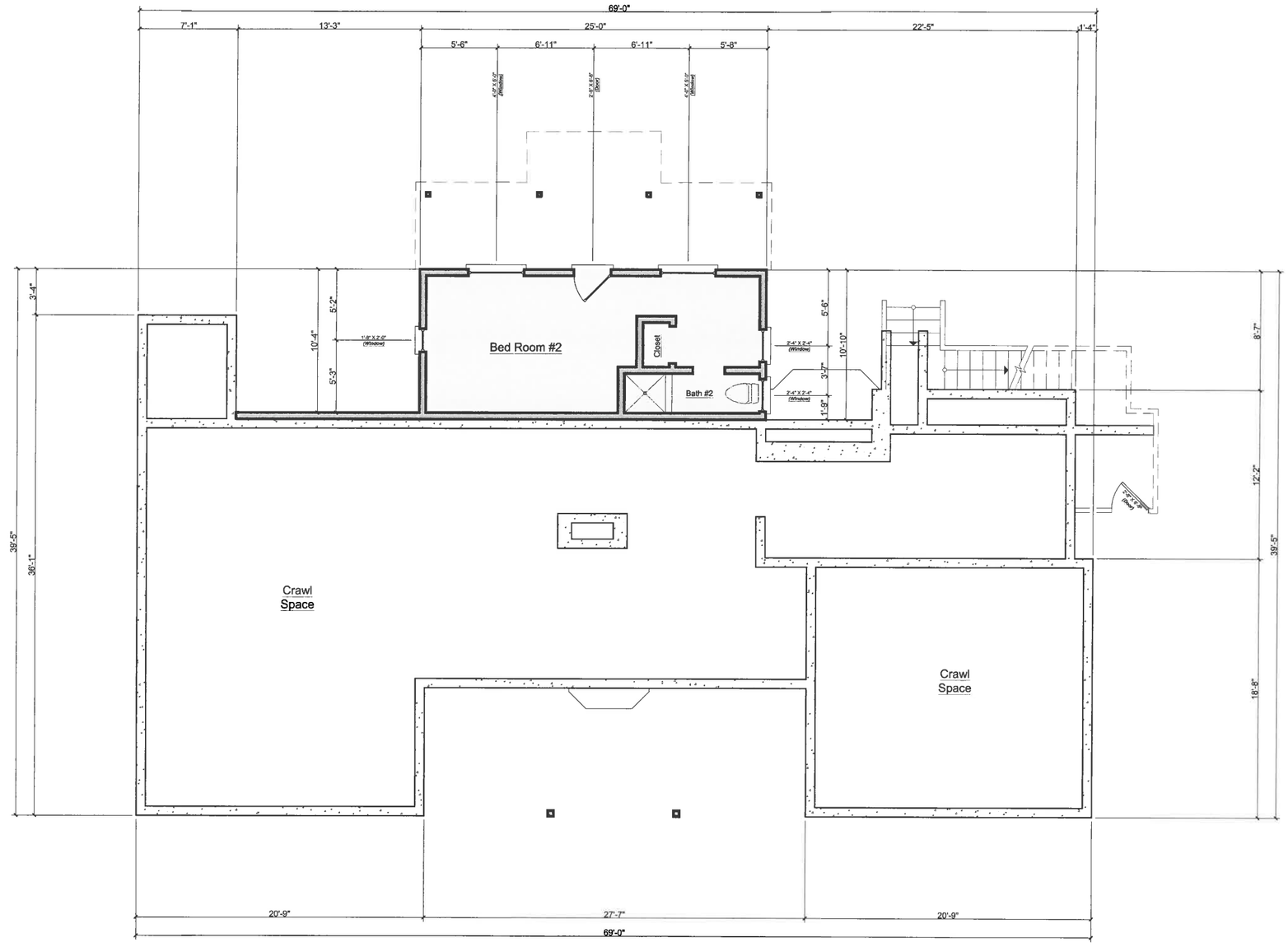
PROJECT NO. 1251

GRAPHIC SCALE

1/4 inch = 1 ft



Lower Level Square Feet.....270 S.F.
Total.....270 S.F.

APN: 009-381-007

REVISIONS		
	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
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LICENSED ARCHITECT
AL E. SAROYAN II
No. C 8816
STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"

EXISTING LOWER LEVEL FLOOR PLAN

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Santa Lucia & Dolores Remodel

2848 SANTA LUCIA AVENUE CARMEL BY THE SEA, CALIFORNIA 93921

SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 581958

DATE: 18 MARCH 2016
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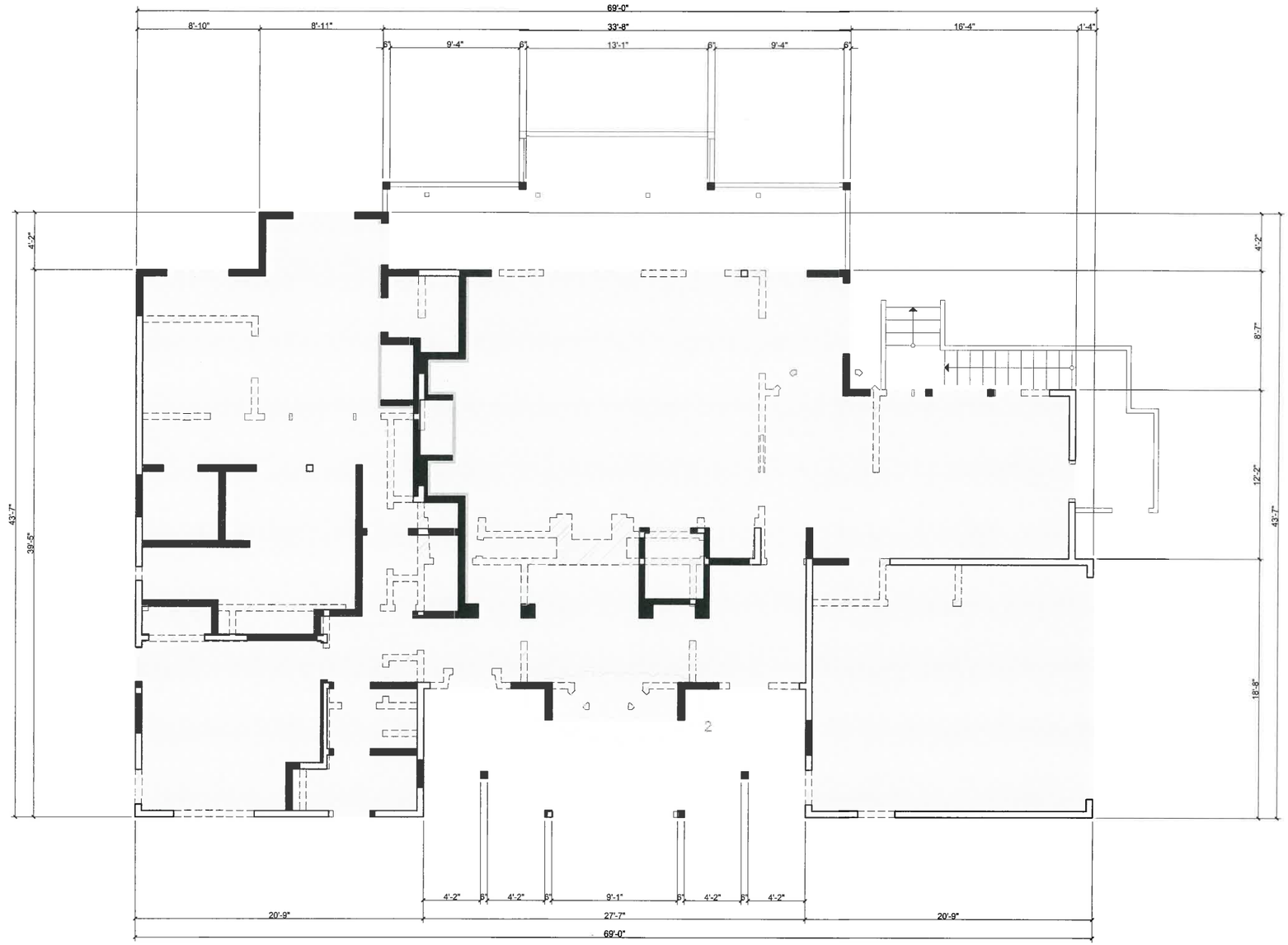
OF 24
PROJECT NO. 1251

GRAPHIC SCALE

1/4 inch = 1 ft



Wall Legend

= 2" X 4" Proposed Wood Stud Building Walls

= 2" X 4" Existing Wood Stud Building Walls To Remain

= 2" X 4" Existing Wood Stud Building Walls To Be Removed

= Proposed 4" Stone Facade Building Walls

Exterior Wall Removal & Additions

N-A Lineal Feet Of Existing Exterior Walls.

N-A Lineal Feet Of Existing Exterior Walls To Be Removed.

N-A Lineal Feet Of Proposed Exterior Walls To Be Added.

Please Note: All Existing Cabinets To Be Removed & Replace With New Cabinets. All Of The Existing Carpet, Tile & Wood Floors To Removed & Replaced With New Carpet, Tile & Wood Flooring.

Main Level Square Feet.....1,983 S.F.
Gareage Square Feet.....380 S.F.
Total.....2,363 S.F.

APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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ALFE. SAROYAN II

LICENSED ARCHITECT ALFE. SAROYAN II NO. C 8046 EXP. NOV. 5.31.16 STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"

DEMOLITION OF MAIN LEVEL FLOOR PLAN

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SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 18 MARCH 2016
CAD FILE
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PAGE NO.
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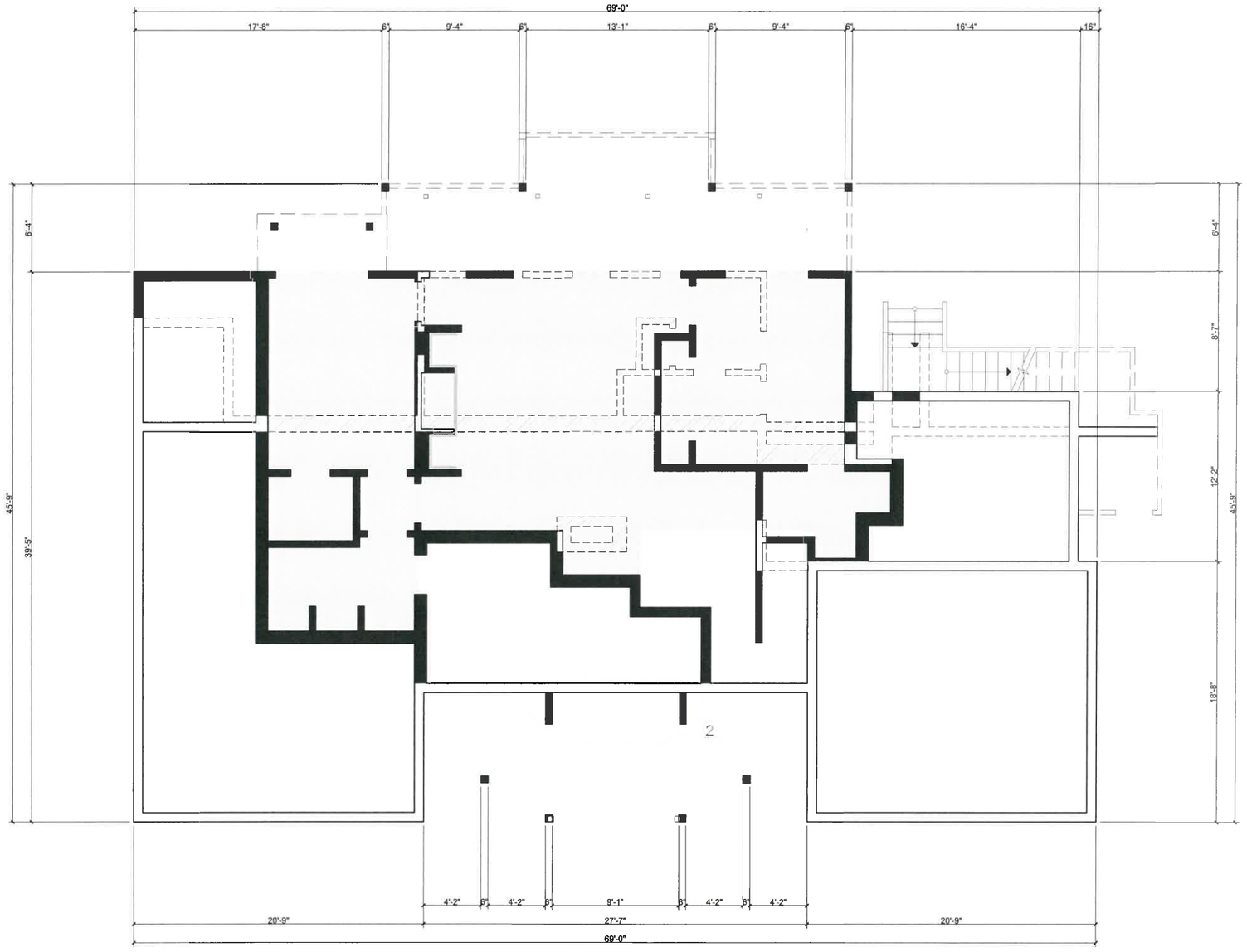
OF 24
PROJECT NO. 1251

GRAPHIC SCALE

1/4 inch = 1 ft.



Wall Legend

= 2" X 4" Proposed Wood Stud Building Walls & New Concrete Block Walls

= 2" X 4" Existing Wood Stud Building Walls To Remain & Concrete Block Walls To Remain

= 2" X 4" Existing Wood Stud Building Walls To Be Removed & Concrete Block Walls To Be Removed

= Proposed 4" Stone Facade Building Walls

Exterior Wall Removal & Additions

N-A Lineal Feet Of Existing Exterior Walls.

N-A Lineal Feet Of Existing Exterior Walls To Be Removed.

N-A Lineal Feet Of Proposed Exterior Walls To Be Added.

Please Note: All Existing Cabinets To Be Removed & Replace With New Cabinets. All Of The Existing Carpet, Tile & Wood Floors To Removed & Replaced With New Carpet, Tile & Wood Flooring.

Lower Level Square Feet.....890 S.F.
Total.....890 S.F.

APN: 009-381-007

REVISIONS		
1	01-28-16	Track 2 Residential Submittal
2	02-19-16	Track 2 Residential Revisions
3	03-18-16	Hearing Revisions
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Remodel Permit	

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ALEX SAROYAN II

LICENSED ARCHITECT ALEX E. SAROYAN No. C 8646 STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"

DEMOLITION OF LOWER LEVEL FLOOR PLAN

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Santa Lucia & Dolores Remodel

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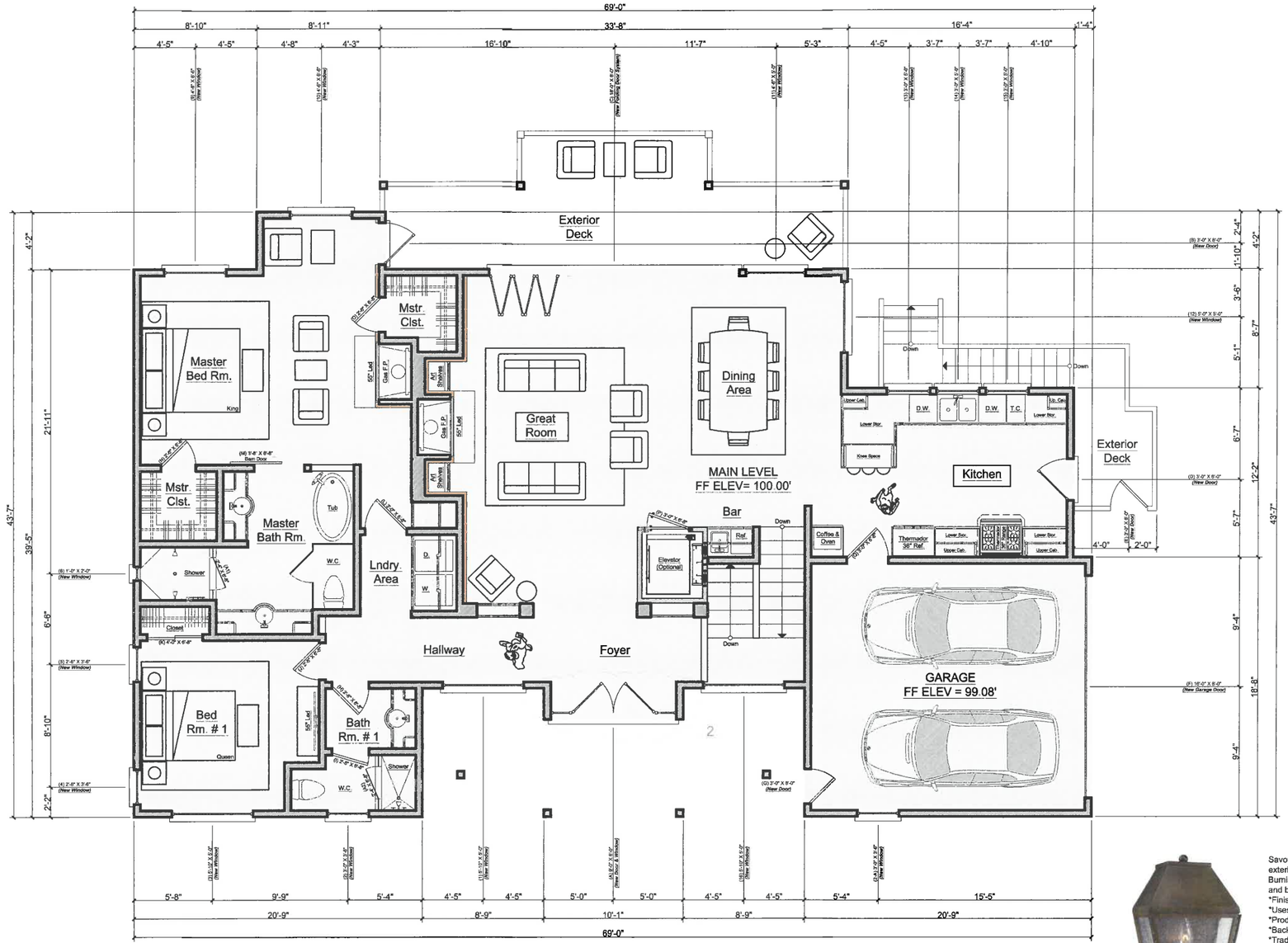
GRAPHIC SCALE

1/4 inch = 1 ft.



Wall Legend

= 2" X 4" Wood Stud Building Walls

= 8" Concrete Foundation Walls

= 4" Stone Facade Building Walls

Please Note:

1. All new fireplaces are direct vent models.

2. All new glass doors and windows within a 2'-0" arc of the door edges have tempered glazing.

3. All glass shower enclosures are tempered glazing and any door swing out and providing a minimum 22" clear opening when the doors are in there open position shall be tempered glazing.

4. All shower controls shall be accessible without getting wet.

5. All pressure/ temperature control valves at the showers and the tub to limit the water temperature to a maximum of 120 degrees fahrenheit.

6. All shower enclosures walls shall be covered with a non-absorbent material to a minimum height of 72" above the drain inlet.

8. The dryer vent to the exterior of the structure shall have a back draft damper.

Exterior Light Fixture

Savoy House 5-5890-36 Maple Single-Light Wall LanternMaple is a classic exterior lantern with clean lines and timeless appeal. This collection features a Burnished Copper finish and lightly seeded glass, adding exceptional warmth and beauty to your home.Savoy House 5-5890-36 Features:
*Finished in Burnished Copper, with Lightly Seeded glass
*Uses (1) 25 Watt candelabra base bulb (not included)
*Product Dimensions: 11.5"H x 8.25"W x 4"Ext
*Backplate Dimensions: 6.75"H x 8"W
*Traditional themed lighting from the Savoy House Wellington Court Collection
When you choose a Savoy House lighting fixture, you can be certain you've selected a piece that will withstand the test of time. Known for meticulous craftsmanship, attention to detail, and elegant, timeless designs, the Savoy House brand is a top choice among designers and

This Light fixture will be controlled my a motion sensor

Please Note: We Removed 6 Exterior Lights From The South Exterior Elevation And We Removed 4 Exterior Lights From The North Exterior Elevation.

Main Level Square Feet.....1,978 S.F.
Gareage Square Feet.....380 S.F.
Total.....2,358 S.F.

APN: 009-381-007

REVISIONS		
	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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AL EL SAROYAN II

LICENSED ARCHITECT AL EL SAROYAN No. C 8046 STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"

PROPOSED MAIN LEVEL FLOOR PLAN

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DATE: 18 MARCH 2016
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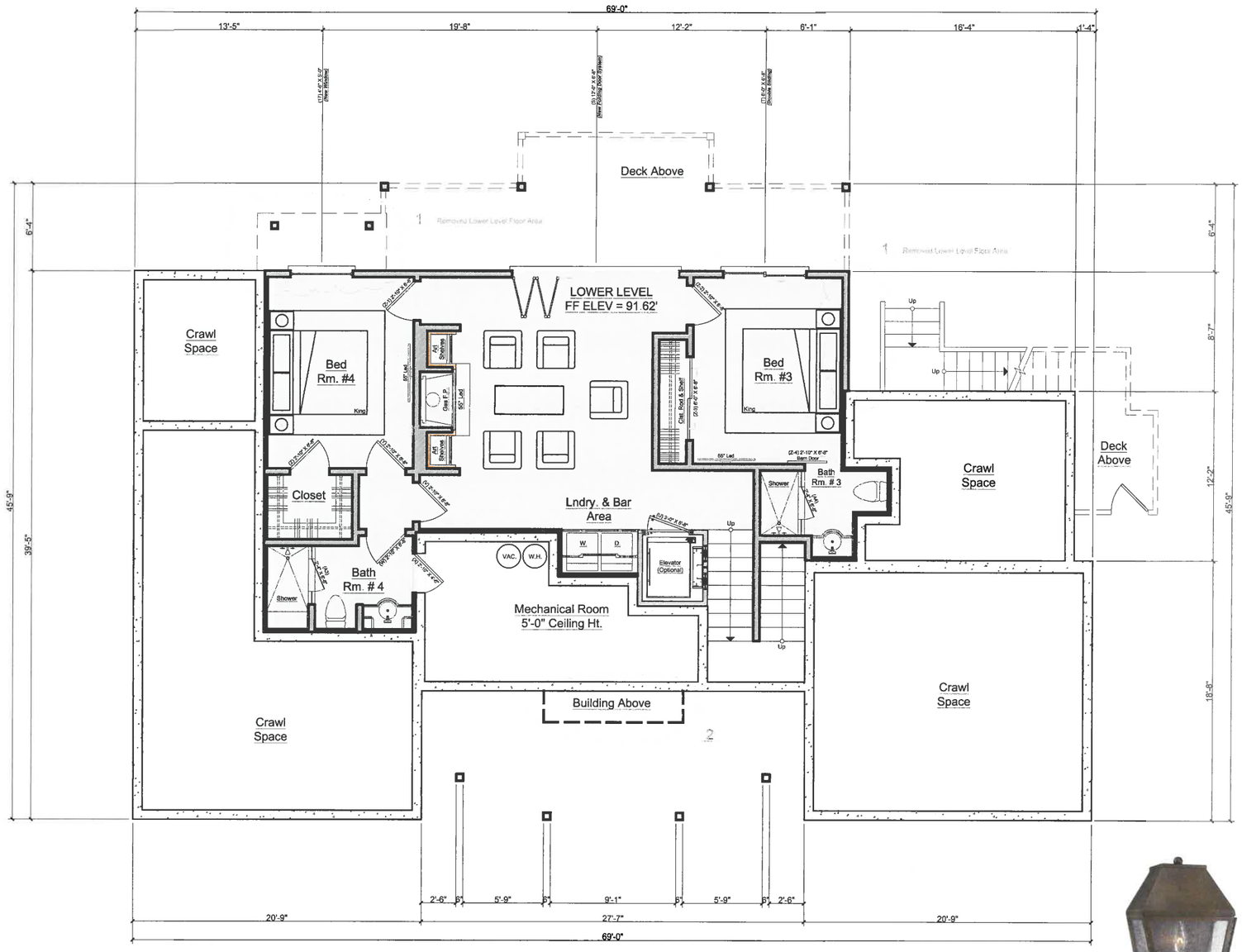
GRAPHIC SCALE

1/4 inch = 1 ft



Wall Legend

= 2" X 4" Wood Stud Building Walls

= 8" Concrete Foundation Walls

= 4" Stone Facade Building Walls

Please Note:

1. All new fireplaces are direct vent models.

2. All new glass doors and windows within a 2'-0" arc of the door edges have tempered glazing.

3. All glass shower enclosures are tempered glazing and any door swing out and providing a minimum 22" clear opening when the doors are in there open position shall be tempered glazing.

4. All shower controls shall be accessible without getting wet.

5. All pressure/ temperature control valves at the showers and the tub to limit the water temperature to a maximum of 120 degrees fahrenheit.

6. All shower enclosures walls shall be covered with a non-absorbent material to a minimum height of 72" above the drain inlet.

8. The dryer vent to the exterior of the structure shall have a back draft damper.

Exterior Light Fixture

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*Finished in Burnished Copper, with Lightly Seeded glass
*Uses (1) 25 Watt candelabra base bulb (not included)
*Product Dimensions: 11.5"H x 8.25"W x 4"Ext
*Backplate Dimensions: 6.75"H x 8"W
*Traditional themed lighting from the Savoy House Wellington Court Collection When you choose a Savoy House lighting fixture, you can be certain you've selected a piece that will withstand the test of time. Known for meticulous craftsmanship, attention to detail, and elegant, timeless designs, the Savoy House brand is a top choice among designers and

This Light fixture will be controlled my a motion sensor

Lower Level Square Feet.....890 S.F.
Total.....890 S.F.

Please Note: We Removed 6 Exterior Lights From The South Exterior Elevation And We Removed 4 Exterior Lights From The North Exterior Elevation.

APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN III No. C 8046 EXP. DEC. 31, 2016 STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"

PROPOSED LOWER LEVEL FLOOR PLAN

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760 Redwood Avenue Sand City CA 93955
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Contractor License 681958

DATE: 18 MARCH 2016
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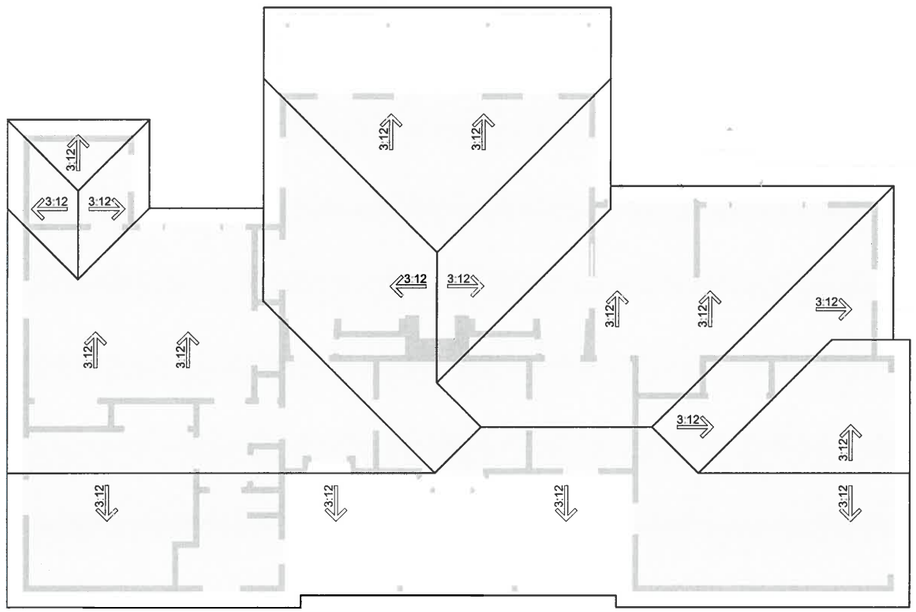
GRAPHIC SCALE

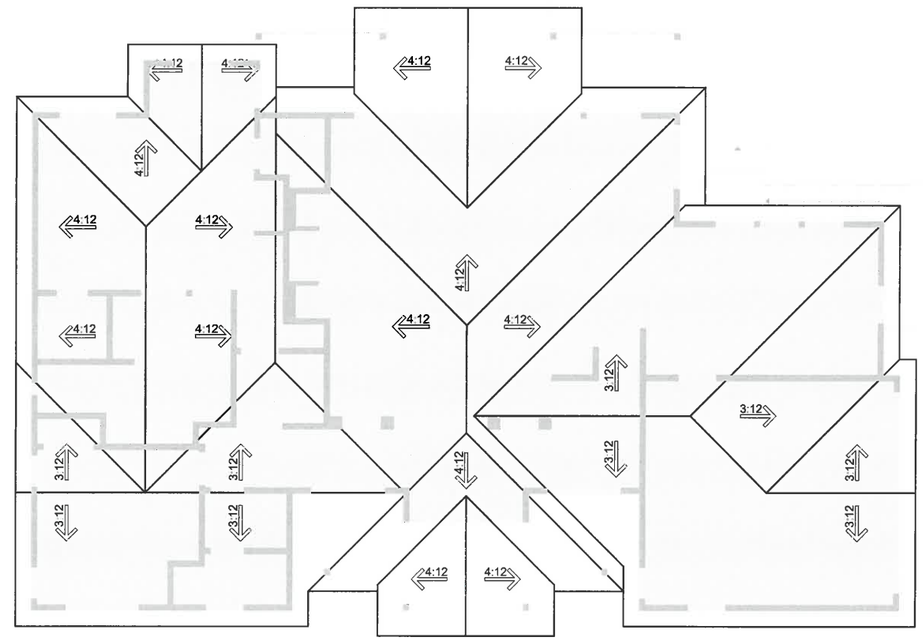
3/16 inch = 1 ft



Existing Roof Plan

GRAPHIC SCALE

3/16 inch = 1 ft



Proposed Roof Plan

2 Scaled Down The Proposed Roof

APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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LICENSED ARCHITECT
AL E. SAROYAN II
No. C-8046
REN. 03-31-17
STATE OF CALIFORNIA

SCALE: 3/16" = 1'-0"

EXISTING & PROPOSED ROOF PLAN

Santa Lucia & Dolores Remodel

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DATE: 18 MARCH 2016
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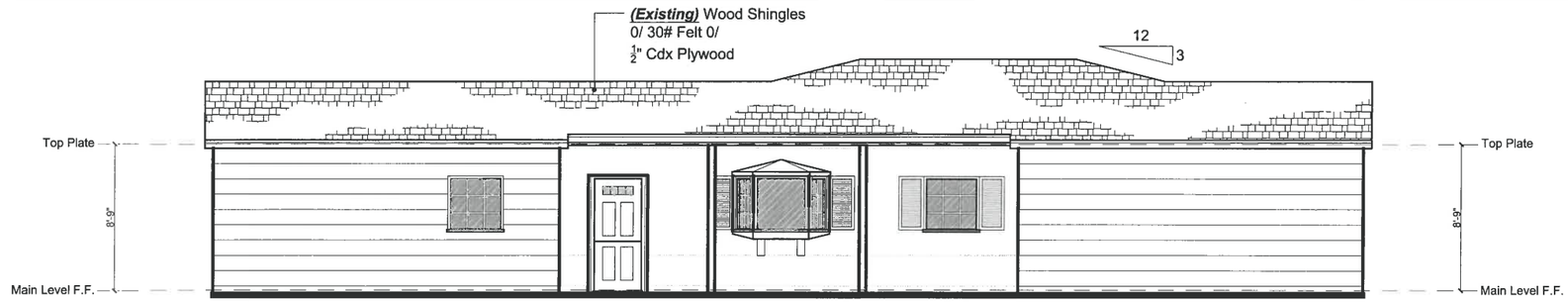
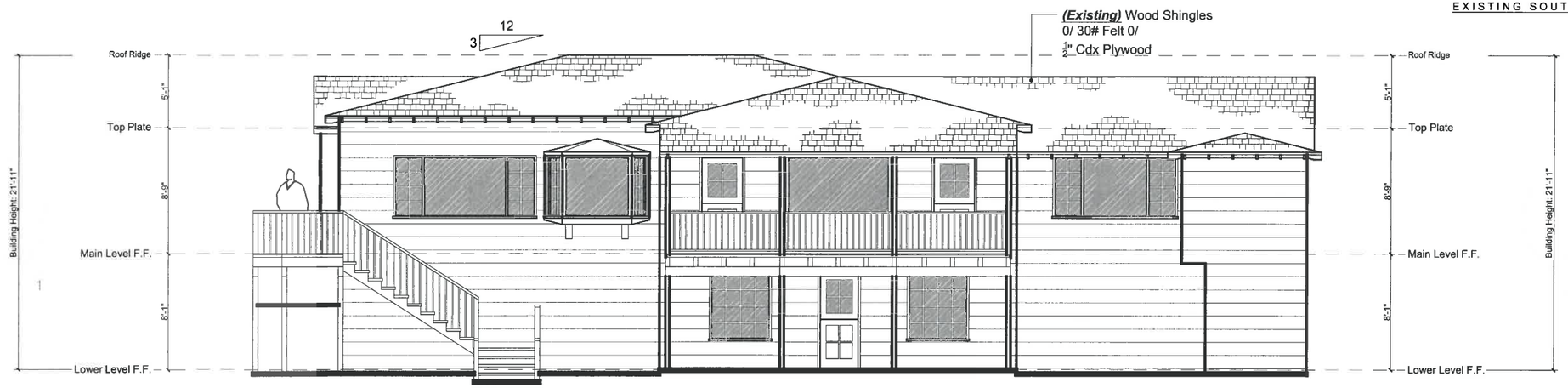
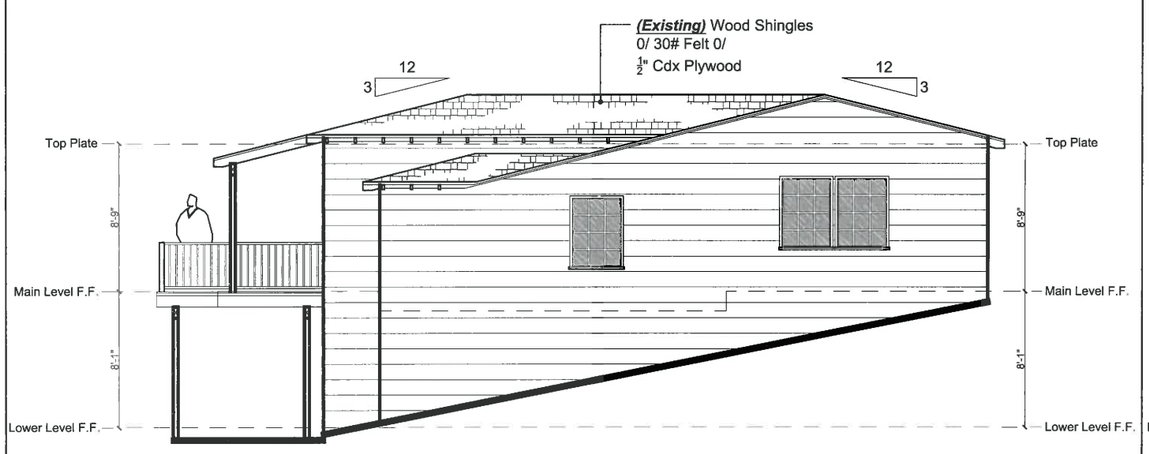
EXISTING NORTH EXTERIOR ELEVATION



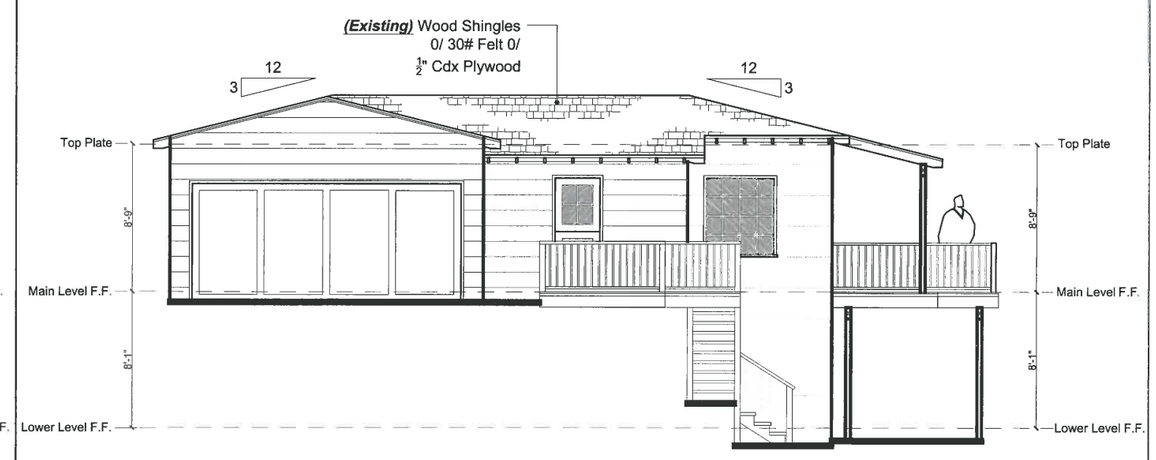
EXISTING SOUTH EXTERIOR ELEVATION



EXISTING EAST EXTERIOR ELEVATION



EXISTING WEST EXTERIOR ELEVATION



APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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LICENSED ARCHITECT AL E. SAROYAN No. 8046 REN. 6-30-16 STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"

EXISTING EXTERIOR ELEVATIONS
NORTH SOUTH EAST & WEST

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760 Redwood Avenue Sand City CA 93955
phone 831.393.1600 fax 831.393.2400
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DATE: 18 MARCH 2016
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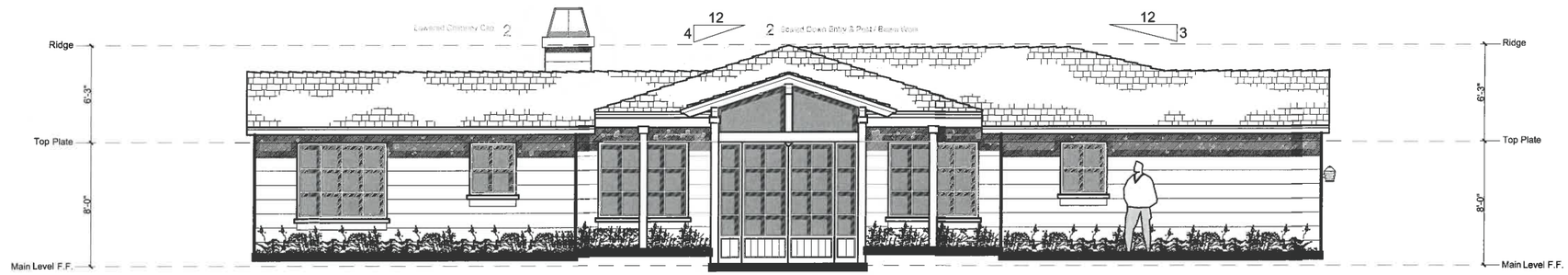
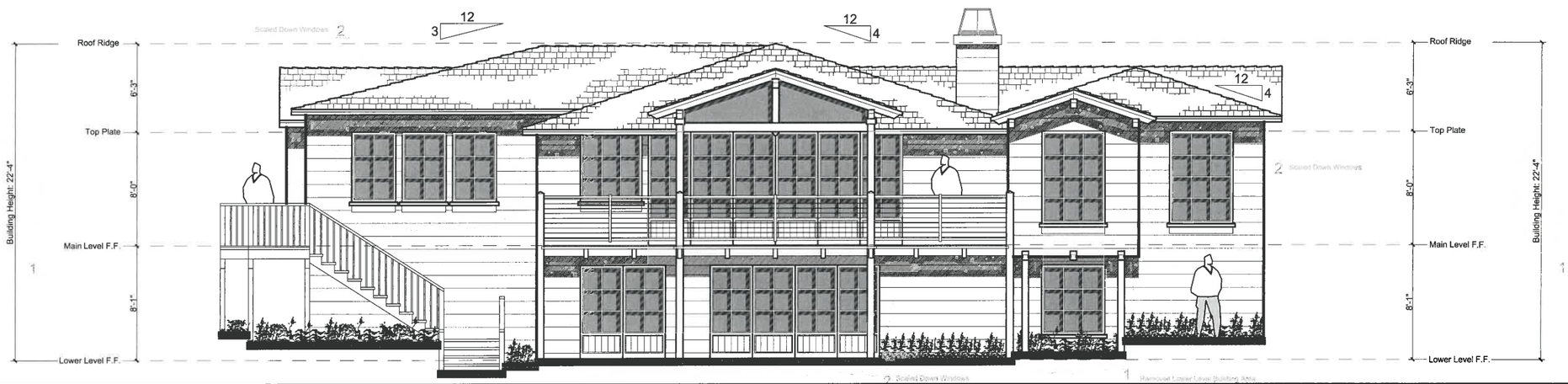
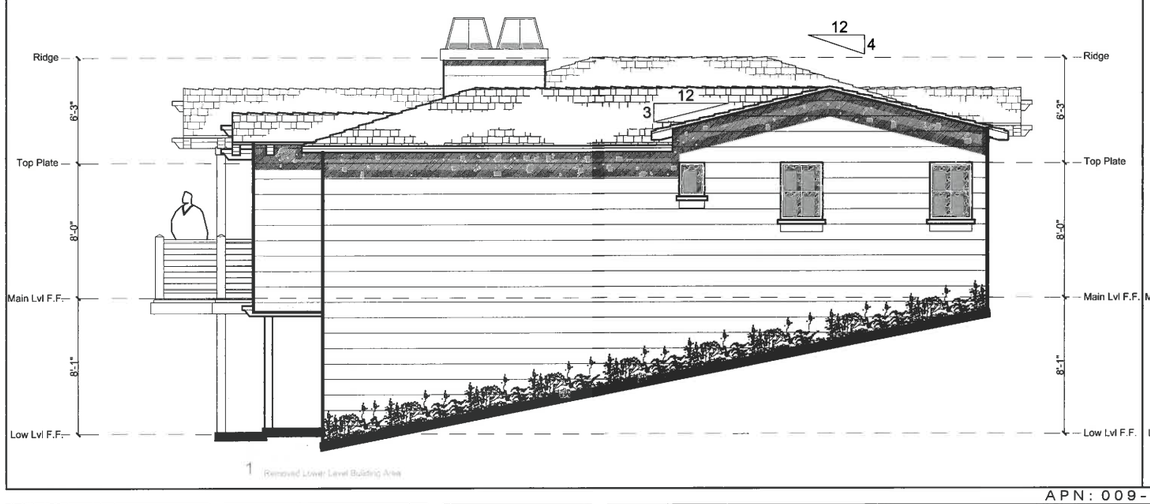
PROPOSED NORTH EXTERIOR ELEVATION



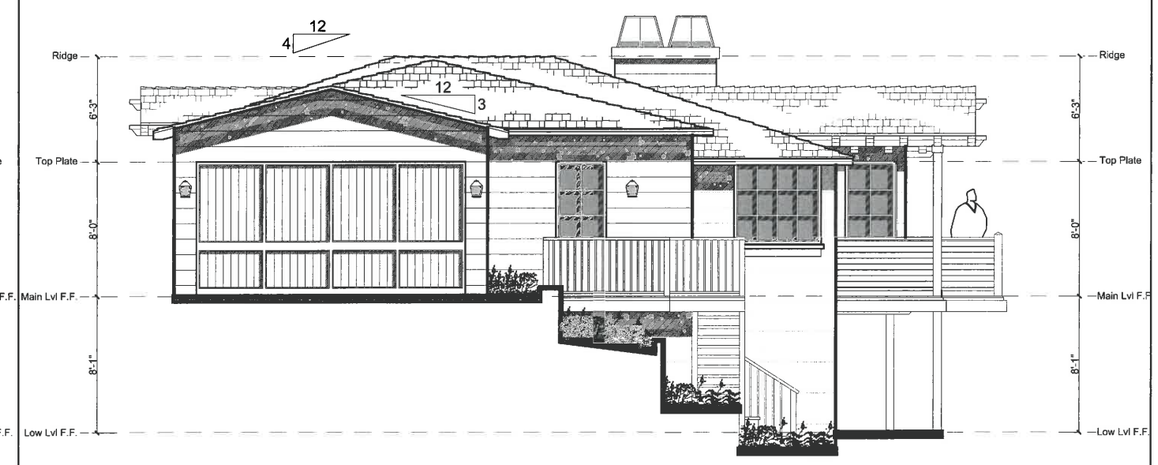
PROPOSED SOUTH EXTERIOR ELEVATION



PROPOSED EAST EXTERIOR ELEVATION



PROPSED WEST EXTERIOR ELEVATION



APN: 009-381-007

REVISIONS		
	DATE	DESCRIPTION
1	01-28-16	Track 2 Residential Submittal
2	02-19-16	Track 2 Residential Revisions
3	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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LICENSED ARCHITECT AL E. SAROYAN III No. C 8046 STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS
NORTH SOUTH EAST & WEST

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PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL THE REQUIRED PERMITS, INSPECTIONS, ETC.

PROJECT COMPLETION: UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST SUBMIT A CERTIFICATE OF OCCUPANCY APROVED BY THE BUILDING DEPARTMENT TO THE OWNER.

ALL WORK, MATERIALS AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION & THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS. WHERE APLICABLE, COMPLY WITH ALL REQUIREMENTS OF THE NJUCC BARRIER FREE SUBCODE AND/ OR THE AMERICANS WITH DISABILITIES ACT (ADA). EXCEPT WHERE SPECIFIED, REQUIREMENTS ARE MORE STRINGENT; INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, RECOMMENDATIONS & THE STANDARD OF RECOGNIZED AGENCIES & ASOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, & ACCESORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/ CONTRACTION & BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS & ISOLATION JOINTS BETWEEN MATERIALS/ STRUCTURE AS INDICATED & AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS. INSTALL PRODUCTS UNDER APROPRIATE ENVIROMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY, MAINTAIN PROPER PROTECTION DURING DRYING/CURING.

THE CONTRACTOR SHALL, WITHOUT DELAY & PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S SPECIFICATIONS OR RECOMMENDATIONS, APLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO PLANS BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

PRODUCT OPTIONS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SELECT PRODUCTS WHICH COMPLY WITH THE CONTRACT DOCUMENTS & WHICH ARE COMPATIBLE WITH ONE ANOTHER, WITH EXISTING WORK, & THE PRODUCTS SELECTED BY OTHER CONTRACTORS. PROVIDE MANUFACTURER'S INFORMATION, SAMPLES, ETC. WHEN REQUESTED.

SUBSTITUTIONS: SUBMISION OF A SUBSTUTION REQUEST BY THE CONTRACTOR, WHERE PERMITTED ON THE CONTRACT DOCUMENTS, SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE/ SHE HAS INVESTIGATED THE PROPOSED PRODUCT OR CONDITIONS & DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT OR CONDITION, INCLUDING WARRANTY COVERAGE, & THAT HE/ SHE WILL COORDINATE THE INSTALLATION & MAKE OTHER CHANGES, INCLUDING MODIFICATION AND COORDINATION OF OTHER WORK AFECTED BY THE CHANGE, WHICH MAY BE REQUIRED FOR THEIR WORK TO BE COMPLETE IN ALL ASPECTS. THIS IS A 'BUILDER'S PLAN'. THE TERM BUILDER'S PLAN REFERS TO A CERTAIN LEVEL OF DEVELOPMENT OF THE DRAWINGS. AS THE NAME IMPLIES, THESE PLANS REQUIRE THAT THE CONTRACTOR POSESES COMPETENCE IN RESIDENTIAL CONSTRUCTION WITH THE UNDERSTANDING THAT THE CONTRACTOR POSESES SUCH SKILL, COMPETENCE & KNOWLEDGE OF APLICABLE CODES & REGULATIONS, THE ARCHITECTURAL SERVICE PROVIDED IN THESE DRAWINGS IS LIMITED TO ROOM ARRANGEMENT, DIMENSION, STRUCTURAL DESIGN & CONSTRUCTION DETAILS AS INDICATED.

THE FOLLOWING, UNLES PROVIDED FOR IN THESE DRAWINGS, SHALL BE FURNISHED & COORDINATED BY THE CONTRACTOR OR OWNER & SHALL NOT BE PART OF THE SCOPE OF WORK OF THESE CONSTRUCTION DOCUMENTS:

- DEMOLITION OF ANY OR ALL EXISTING STRUCTURES, PAVEMENT OR TREES
- SITE ENGINEERING INCLUDING BUT NOT LIMITED TO: SITE GRADING, SOIL INVESTIGATIONS, ENVIROMENTAL
- INVESTIGATIONS, SITE DRAINAGE, LANDSCAPING, DRIVEWAYS, RETAINING WALLS, UTILITIES, SEPTIC, WHERE APLICABLE, AND OTHER IMPROVEMENTS OUTSIDE THE BUILDING ENVELOPE.

NOTIFY THE ARCHITECT IF THE PROPOSED USE IS NOT IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS & PROVIDE THE ARCHITECT WITH ANY NECESARY DOCUMENTATION INCLUDING ZONING, SETBACKS, ENVIROMENTAL REGULATIONS, OR ANY SIMILAR CONSTRAINTS WHICH MAY AFECT THE PROJECT. HOWEVER, IN NO CASE SHALL ANY PART OF THE DWELLING BE LOCATED WITHIN 3'-0" OF A PROPERTY LINE WITHOUT APROVAL OF THE ARCHITECT.

SELECTION OF APROVED INTERIOR FINISHES MATERIALS, CABINETRY, HARDWARE, FURNISHINGS, & OTHER SIMILAR EQUIPMENT. STANDARDS OF QUALITY, PERFORMANCE & ACCEPTABLE MANUFACTURERS FOR PREFABRICATED SYSTEMS & ITEMS.

DESIGN OF HEATING, VENTILATION & AIR CONDITIONING, PLUMBING, GAS & ELECTRICAL SYSTEMS, INCLUDING PREPARATION OF REQUIRED DRAWINGS & COORDINATION WITH ARCHITECTURAL DRAWINGS. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT & EXTENT OF THE WORK. AS THE WORK PROGRESES, THE OWNER & THE CONTRACTOR, AT NO EXTRA COST, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN. WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE STRENGTH APROPRIATE TO THE USE INTENDED.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL GOVERN.

CONTRACTOR SHALL CHECK VERIFY & MAINTAIN ALL DIMENSIONS, GRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION & CONSTRUCTION. COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES & OUTLETS WITH FINISHED ELEMENTS. WHERE NECESARY OR WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS & DETAILED COMPONENT DESIGN AS REQUIRED FOR THE PROPER FABRICATION, INSTALLATION, AND COORDINATION WITH OTHER TRADES.

SHOP DRAWINGS: CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR ALL SHOP FABRICATED ITEMS & WHERE CUSTOMARILY REQUIRED & SUBMIT FOUR SETS OF SHOP DRAWINGS FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE SHOP DRAWINGS FOR ACCURACY, COORDINATION WITH OTHER TRADES, & COMPLIANCE WITH THE CONTRACT DOCUMENTS BEFORE BEING SUBMITTED FOR APROVAL. ARCHITECT'S OR ENGINEER'S APROVAL OF SHOP DRAWINGS SHALL CONSTITUTE REVIEW & APROVAL OF THE GENERAL ARRANGEMENT OF COMPONENTS TO COMPLY WITH THE GENERAL INTENT OF THE CONSTRUCTION DOCUMENTS & IN NO WAY RELIEVES THE CONTRACTOR FROM HIS/ HER RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE SHOP DRAWINGS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS & CONDITIONS TO INSURE A PROPER FIT UNDER FIELD CONDITIONS & SHALL MAKE ADJUSTMENTS AS REQUIRED TO MAKE PARTS ALIGN. ALL REVISIONS TO SHOP DRAWINGS AFTER THE FIRST SUBMISION MUST BE PROPERLY IDENTIFIED ON SUBSEQUENT SUBMISIONS.

PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL EXAMINE THE APLICABLE CONDITIONS & SUBSTRATES & CORRECT ANY UNSATISFACTORY CONDITIONS BEFORE PROCEEDING WITH THE WORK. VERIFY THAT SUBSTRATE & BASE PLIES/ COATS ARE COMPATIBLE WITH NEW WORK. NOTIFY THE ARCHITECT PROMPTLY OF ANY MODIFICATIONS REQUIRED. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SURFACE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON. ANY CHANGES TO THE PLANS BY THE OWNER OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

CUTTING AND PATCHING: INCLUDE ALL CUTTING & PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.

UNFORSEEN CONDITIONS: SHOULD UNFORSEEN CONDITIONS BE ENCOUNTERED THAT AFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY & SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.

PROVIDE TEMPORARY FACILITIES, SERVICE UTILITIES, & PROTECTION AS REQUIRED TO SAFELY EXECUTING ALL WORK. PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO PUBLIC UTILITIES. PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB SITE.

RECORD DRAWINGS: THE CONTRACTOR SHALL PREPARE & MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION & REVISIONS TO THE WORK DELINIATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

INSURANCE: ALL CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT & MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER & THE AUTHORITIES HAVING JURISDICTION. AT PROJECT CLOSEOUT.

SUBSTANTIAL COMPLETION: CONTRACTOR SHALL PROCURE FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND FORWARD SAME TO THE OWNER. CONTRACTOR SHALL CLEAN THE PREMISES, TEST APLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.

WARRANTIES: UNLES OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

- ROOFING -2 YEAR WARRANTY BY INSTALLER
- ROOFING -25 YEAR STANDARD WARRANTY BY MANUFACTURER
- HOME OWNERS WARRANTY (HOW) -WHERE APLICABLE IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION

STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND TO A.S.T.M. A-36. ALL STEEL TO RECEIVE ONE SHOP COAT OF PAINT. ALL SHOP CONNECTIONS TO BE WELDED UNLES OTHERWISE NOTED. ALL FIELD CONNECTIONS TO BE BOLTED WITH 3/4 " DIAMETER HIGH STRENGTH BOLTS IN 15/16" DIAMETER HOLES UNLES OTHERWISE NOTED.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.

Construction Management Plan (CMP)
Elements

Element 1: Public Safety and Site Security

A secondary fence will secure the staging area for supplies and materials. Temporary fencing will be erected as needed from time to time to secure the building. All work areas both inside and outside will be maintained, clean, safe and secure throughout the construction process. The site shall be kept clean of debris and orderly throughout construction. Contractor shall inspect and clean the common driveway each day before leaving to insure there are no nails, screws or other materials left on the common driveway. All work on the site shall comply with Cal OSHA Residential Safety Standards and requirements. The access driveway shall be protected from damage by vehicles and equipment and if there is any damage it shall be immediately repaired.

Element 2: Work Hours, Noise and Vibration Control

Work hours at the site will be from 8:00 am till 5:00 pm Monday - Friday. The City of Carmel allowable hours is 8:00 to 6:30 pm. On rare occasions, the work hours may be extended to 6:30 pm on Monday-Fridays, with prior agreement from adjoining neighbors only. Saturday work, if any, will be limited to low impact, cleanup and other noise free activities on the interior only during the hours of 8:00 am-5:00 pm. No work will be done on Sundays. Work which may create excessive noise or vibration will only be done during the hours of 9:30 am and 3:30pm, Monday - Friday. No work will be done outside of these hours except in the event of an emergency. We anticipate the Construction period to be approximately 11 months. No Radios will be allowed to play music on site during construction hours.

Element 3: Air and Dust Management

The site will be fenced, where appropriate, with a 6' high, silt, dust and debris screen to control the windblown dust, and debris. Any activities which may cause air pollution will be none offsite in an appropriate area. Dust suppression techniques and equipment will be utilized as necessary to minimize dust at the work site. All activities at the site shall comply with the Monterey Bay Unified Air Pollution Control District guidelines.

Element 4: Storm Water and Sediment Control

To the extent generated from this site, Storm water shall be directed and controlled by the existing gutters, downspouts and drainage system. All surface water shall be captured and contained on site by use of silt fencing and wattle systems and directed only to a legal point of discharge. Where existing grades are altered, water shall be captured and filtered before it is released to a legal point of discharge and will not be allowed to run onto adjacent properties.

Element 5: Waste and Materials

All construction materials and debris will be stored and secured in the "Material Staging Area" on the subject property designated on the Construction Management Site Plan. All materials shall be delivered and placed in the designated storage by representatives of the contractor. No material delivery trucks will block the common driveway from free access to the adjacent properties. All waste generated by the site shall be collected and sorted for recycling before leaving the jobsite. All environmentally hazardous materials, if any, will be removed only by a licensed specialty contractor in the approved manner.

Element 6: Parking and Traffic Management

Parking on site will be limited to 2 vehicles in the garage and two regular sized vehicles in front of the garage in the designated parking area. No Vehicles or equipment shall block the common driveway from free access to the adjacent properties. All other parking will be offsite in areas approved and designated by the City of Carmel.

Saroyan Masterbuilder is a Architecture, Construction and Interior Design firm and will be the General Contractor for the project throughout the construction phase. It is their intent to strictly abide by the above outlined elements to ensure a safe and secure workplace and neighborhood. They will use all means necessary to communicate and inform the neighbors of the work as it progresses and minimize any inconvenience to the neighborhood during the construction process.

If anyone has any concerns at any time, please call or text Al Saroyan's cell at 831-901-6800

Sincerely,

Al Saroyan, AIA
President, SMB

760 Redwood Ave, Sand City, Ca. 93955 Office: 831- 393-1800
License No. 681958

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN No. C 8046 STATE OF CALIFORNIA

SCALE: N.T.S.

APN: 009-381-007

GENERAL NOTES & CONSTRUCTION MANAGEMENT PLAN

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AL SAROYAN, AIA
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Santa Lucia & Dolores Remodel
2848 SANTA LUCIA AVENUE CARMEL BY THE SEA, CALIFORNIA 93921

SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 18 MARCH 2016
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PROJECT NO. 1251

MAIN LEVEL DOOR SCHEDULE

LTR.	TYPE	FINISH	OPERATION	GLAZING	HARDWARE	SIZE	MFG.	THICKNESS	NOTES
A	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	FIXED & DOUBLE SWING	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 8'-0" HEIGHT X 9'-0" WIDTH	SUN MOUNTAIN	2.50"	ENTRY DOOR & WINDOW SYSTEM
B	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	SINGLE SWING	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 8'-0" HEIGHT X 3'-0" WIDTH	KOLBE	2.50"	MASTER BED ROOM DECK
C	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	MULTI POINT FOLDING	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 8'-0" HEIGHT X 18'-0" WIDTH	KOLBE	2.50"	GREAT ROOM DECK
D	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	SINGLE SWING	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 8'-0" HEIGHT X 3'-0" WIDTH	KOLBE	2.50"	KITCHEN DECK
E	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-0" HEADER) 8'-0" HEIGHT X 3'-0" WIDTH	CUSTOM	2.50"	KITCHEN DECK
F	WOOD FRAMED GARAGE DOOR	INTERIOR STAINED & SEALED	AWNING	AS PER CODE	CARRIAGE HOUSE	(16'-0" HEADER) 8'-0" HEIGHT X 16'-0" WIDTH	CARRIAGE HOUSE	2.50"	GARAGE
G	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	SINGLE SWING	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 8'-0" HEIGHT X 3'-0" WIDTH	KOLBE	2.50"	GARAGE
H	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-8" WIDTH	SUN MOUNTAIN	2.50"	BATH ROOM #1
I	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-8" WIDTH	SUN MOUNTAIN	2.50"	BATH ROOM #1
J	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-8" WIDTH	SUN MOUNTAIN	2.50"	BED ROOM #1
K	WOOD FRAMED	STAINED & SEALED	DOUBLE SLIDING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 4'-0" WIDTH	SUN MOUNTAIN	2.50"	BED ROOM #1
L	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 3'-8" WIDTH	SUN MOUNTAIN	2.50"	MASTER BED ROOM
M	DUTCH WOOD FRAMED	STAINED & SEALED	SINGLE SLIDING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 3'-8" WIDTH	SUN MOUNTAIN	2.50"	MASTER BATH ROOM
N	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-8" WIDTH	SUN MOUNTAIN	2.50"	MASTER CLOSET
O	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-8" WIDTH	SUN MOUNTAIN	2.50"	MASTER CLOSET
P	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 3'-0" WIDTH	SUN MOUNTAIN	2.50"	ELEVATOR
Q	FIRE RATED WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 3'-0" WIDTH	SUN MOUNTAIN	2.50"	GARAGE
A-1	TEMPERED GLASS	CUSTOM GLASS	SINGLE SWING	AS PER CODE	BRUSED NICKEL	6'-6" HEIGHT X 2'-4" WIDTH	CUSTOM GLASS	.50"	MASTER BATH ROOM
A-2	TEMPERED GLASS	CUSTOM GLASS	SINGLE SWING	AS PER CODE	BRUSED NICKEL	6'-6" HEIGHT X 2'-4" WIDTH	CUSTOM GLASS	.50"	BATH ROOM #1

MAIN LEVEL WINDOW SCHEDULE

LTR.	TYPE	FINISH	OPERATION	GLAZING	HARDWARE	SIZE	MFG.	NOTES
1	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	FIXED	AS PER CODE	NONE	(8'-0" HEADER) 5'-0" HEIGHT X 5'-10" WIDTH	KOLBE	FOYER HALLWAY
2	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	AWNING	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 3'-8" HEIGHT X 3'-0" WIDTH	KOLBE	BATH ROOM #1 WATER CLOSET
3	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	FIXED	AS PER CODE	NONE	(8'-0" HEADER) 5'-0" HEIGHT X 5'-10" WIDTH	KOLBE	BED ROOM #1
4	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	CASEMENT (LEFT)	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 3'-8" HEIGHT X 2'-8" WIDTH	KOLBE	BED ROOM #1
5	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	CASEMENT (RIGHT)	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 3'-8" HEIGHT X 2'-8" WIDTH	KOLBE	BED ROOM #1
6	WOOD FRAMED	INTERIOR STAINED & SEALED	FIXED	AS PER CODE	NONE	(8'-0" HEADER) 2'-0" HEIGHT X 1'-0" WIDTH	KOLBE	MASTER BATH ROOM
7	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT
8	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT
9	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	FIXED	AS PER CODE	NONE	(8'-0" HEADER) 6'-0" HEIGHT X 4'-0" WIDTH	KOLBE	MASTER BED ROOM
10	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	FIXED	AS PER CODE	NONE	(8'-0" HEADER) 6'-0" HEIGHT X 4'-0" WIDTH	KOLBE	MASTER BED ROOM
11	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	FIXED	AS PER CODE	NONE	(8'-0" HEADER) 5'-0" HEIGHT X 5'-0" WIDTH	KOLBE	GREAT ROOM (DINING AREA)
12	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	FIXED	AS PER CODE	NONE	(8'-0" HEADER) 5'-0" HEIGHT X 5'-0" WIDTH	KOLBE	GREAT ROOM (DINING AREA)
13	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	AWNING	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 5'-0" HEIGHT X 3'-0" WIDTH	KOLBE	KITCHEN
14	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	FIXED	AS PER CODE	NONE	(8'-0" HEADER) 5'-0" HEIGHT X 3'-0" WIDTH	KOLBE	KITCHEN
15	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	AWNING	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 5'-0" HEIGHT X 3'-0" WIDTH	KOLBE	KITCHEN
16	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	FIXED	AS PER CODE	NONE	(8'-0" HEADER) 5'-0" HEIGHT X 5'-10" WIDTH	SIERRA PACIFIC	FOYER HALLWAY STAIRS
2-A	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	AWNING	AS PER CODE	ROCKY MOUNTAIN	(8'-0" HEADER) 3'-8" HEIGHT X 3'-0" WIDTH	KOLBE	GARAGE

LOWER LEVEL DOOR SCHEDULE

LTR.	TYPE	FINISH	OPERATION	GLAZING	HARDWARE	SIZE	MFG.	THICKNESS	NOTES
R	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT
S	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	MULTI POINT FOLDING	AS PER CODE	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 12'-0" WIDTH	KOLBE	2.50"	GAME ROOM
T	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	DOUBLE SLIDING	AS PER CODE	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 6'-0" WIDTH	KOLBE	2.50"	BED ROOM #3
U	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 3'-0" WIDTH	SUN MOUNTAIN	2.50"	ELEVATOR
V	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-10" WIDTH	SUN MOUNTAIN	2.50"	BED ROOM #4
W	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-10" WIDTH	SUN MOUNTAIN	2.50"	BATH ROOM #4
X	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 4'-8" HEIGHT X 2'-10" WIDTH	SUN MOUNTAIN	2.50"	MECHANICAL ROOM
Y	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-10" WIDTH	SUN MOUNTAIN	2.50"	BED ROOM #4
Z	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-10" WIDTH	SUN MOUNTAIN	2.50"	BED ROOM #4 CLOSET
Z-1	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-10" WIDTH	SUN MOUNTAIN	2.50"	BED ROOM #4
Z-2	WOOD FRAMED	STAINED & SEALED	SINGLE SWING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-10" WIDTH	SUN MOUNTAIN	2.50"	BED ROOM #3
Z-3	WOOD FRAMED	STAINED & SEALED	DOUBLE SLIDING	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 6'-0" WIDTH	SUN MOUNTAIN	2.50"	BED ROOM #3 CLOSET
Z-4	WOOD FRAMED	STAINED & SEALED	BARN DOOR	N-A	ROCKY MOUNTAIN	(8'-8" HEADER) 8'-8" HEIGHT X 2'-10" WIDTH	SUN MOUNTAIN	2.50"	BATH ROOM #3
A-3	TEMPERED GLASS	CUSTOM GLASS	SINGLE SWING	AS PER CODE	BRUSED NICKEL	6'-6" HEIGHT X 2'-4" WIDTH	CUSTOM GLASS	.50"	BATH ROOM #4
A-4	TEMPERED GLASS	CUSTOM GLASS	SINGLE SWING	AS PER CODE	BRUSED NICKEL	6'-6" HEIGHT X 2'-4" WIDTH	CUSTOM GLASS	.50"	BATH ROOM #3

LOWER LEVEL WINDOW SCHEDULE

LTR.	TYPE	FINISH	OPERATION	GLAZING	HARDWARE	SIZE	MFG.	NOTES
17	WOOD FRAMED WITH MUNTIN BARS	INTERIOR STAINED & SEALED	FIXED	AS PER CODE	NONE	(8'-8" HEADER) 5'-0" HEIGHT X 4'-8" WIDTH	KOLBE	BED ROOM #4

APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
△1	02-19-16	Track 2 Residential Revisions
△2	03-18-16	Hearing Revisions
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Remodel Permit	

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LICENSED ARCHITECT AL E. SAROYAN No. C 8956 STATE OF CALIFORNIA

SCALE: N.T.S.

DOOR & WINDOW SCHEDULE

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Santa Lucia & Dolores Remodel

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SAROYAN
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760 Redwood Avenue Sand City CA 93955
phone 831.393.1600 fax 831.393.2400
Contractor License 581958

DATE: 18 MARCH 2016
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GRAPHIC SCALE

3/16 inch = 1 ft.

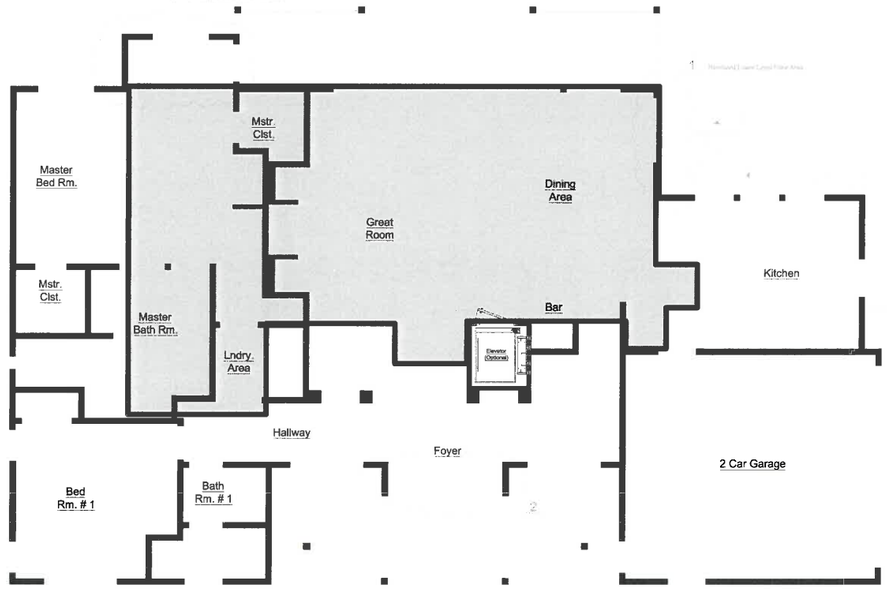
Wall Legend

= Main Level Walls

= Lower Level Floor Plan Below

= Main Level Floor Plan Above

= Lower Level Floor Plan Not Covered By The Main Level (0 S.F.)



Main Level & Garage Square Footage Total.....2,358 S.F.

GRAPHIC SCALE

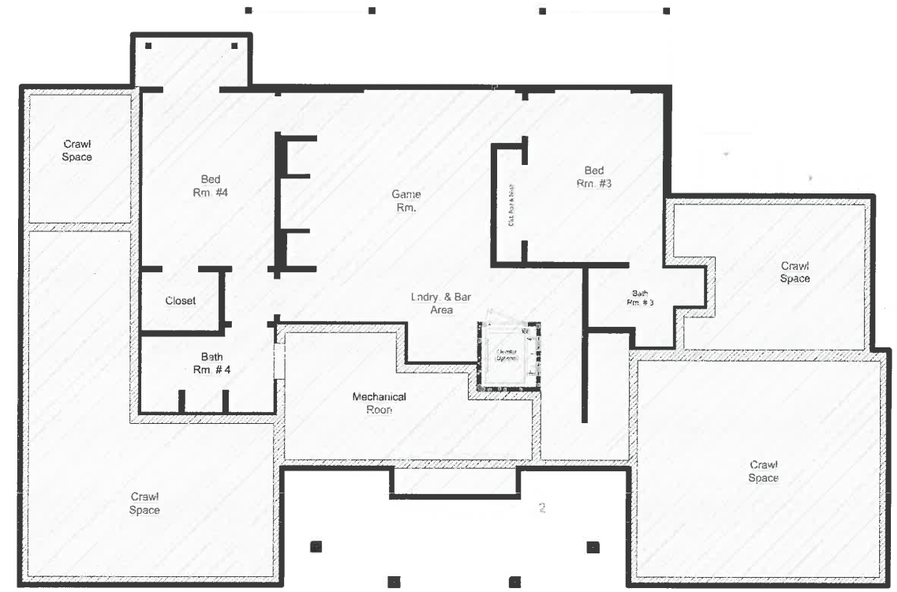
3/16 inch = 1 ft.

Wall Legend

= Lower Level Walls

= Main Level Floor Plan Above

= Lower Level Floor Plan Not Covered By The Main Level (0 S.F.)



Lower Level Square Footage Total.....809 S.F.

APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
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PURPOSE :		Remodel Permit

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LICENSED ARCHITECT AL E. SAROYAN II No. C 8046 REGISTERED PROFESSIONAL ARCHITECT CALIFORNIA

SCALE: 3/16" = 1'-0"

FLOOR LEVEL MAPS

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DATE: 18 MARCH 2016
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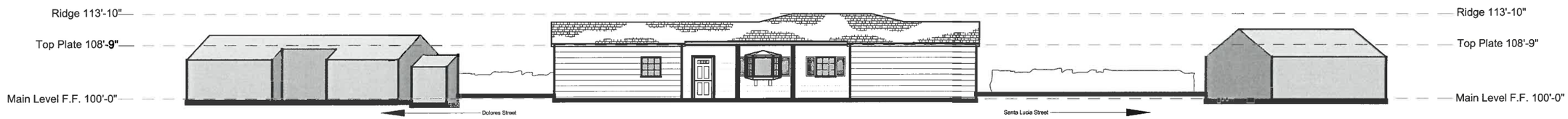
GRAPHIC SCALE

1/8 inch = 1 ft.

EXISTING STREET ELEVATION



Neighbors House Exterior Elevation (South Of Proposed Project)

Existing Project North Exterior Elevation

Neighbors Garage Exterior Elevation (West Of Proposed Project)

PROPOSED STREET ELEVATION

Neighbors House Exterior Elevation (South Of Proposed Project)

Proposed Project North Exterior Elevation

Neighbors Garage Exterior Elevation (West Of Proposed Project)

APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
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DRAWN BY :	C.M.T.	
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PURPOSE :	Remodel Permit	

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SCALE: 1/8" = 1'-0"

STREET ELEVATION

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DATE: 18 MARCH 2016
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GRAPHIC SCALE

1/4 inch = 1 ft

Existing Electrical Plans Are A Work In Progress

Existing Electrical Plans Are A Work In Progress

ELECTRICAL KEY

SYMBOL	TYPE
	CARBON MONOXIDE
	LIGHT SWITCH
	3 - WAY SWITCH
	4 - WAY SWITCH
	DIMING SWITCH
	DUPLEX OUTLET
220	220 OUTLET
GFI	GROUND FAULT INTERUPT OUTLET
WP	WATER PROOF OUTLET
FLOOR	FLOOR OUTLET
SD	SMOKE DETECTOR
	200 AMP SUB PANEL
	DATA_TELEPHONE_T.V. CABLE
H	HVAC CONTROL
A	ALARM CONTROL
	EXHAUST FAN (MINIMUM 50 CFM.)
	3" CAN LIGHT
WP	3" WATER PROOF OUTDOOR CAN LIGHT
	3" POINTING LED CAN LIGHT
	DECROATIVE CEILING FIXTRUE
	5" PENDANT LIGHT
	EXTERIOR WALL MOUNT
	INTERIOR WALL MOUNT
	LED CABLE LIGHTS
	LED STRIP LIGHT
	LED STAIR LIGHT
	GAS
	SECURITY LIGHTS WITH SENSOR
	4' FLOURESCENT LIGHT 28 WATT T5 STANDARD OUTPUT (1 BULBS PER FIXTURE)
VAC	VACUUM TANK
	VACUUM
HB	HOSE BIB
DB	DOOR BELL

Arc-Fault Interrupter Protection

All 120-Volt 15 And 20 Ampere Or Branch Circuits Supplying Outlets Installed In Dwelling Unit Family Rooms, Closets, Hallways, Parlors, Libraries, Dens, Bed Rooms, Sun Rooms, Recreation Rooms, Or Similar Rooms Or Area Shall Be Protected By A Listed Arc-Fault Circuit Interrupter Combination-Type. Guestrooms (210-18) And Guest Suites That Are Provided With Permanent Provisions For Cooking Shall Have AFCI.

APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Remodel Permit	

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SCALE: 1/4" = 1'-0"

EXISTING MAIN LEVEL ELECTRICAL & LIGHTING PLAN

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DATE: 18 MARCH 2016
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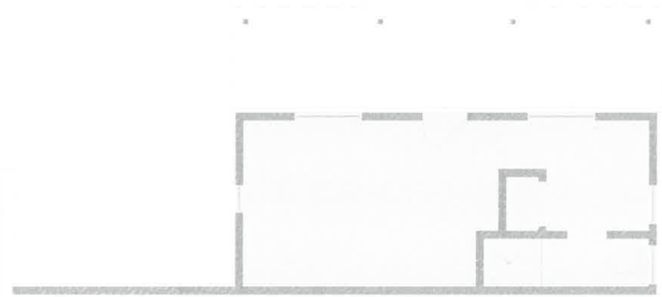
GRAPHIC SCALE

1/4 inch = 1 ft.

Existing Electrical Plans Are A Work In Progress



Existing Electrical Plans Are A Work In Progress

ELECTRICAL KEY

SYMBOL	TYPE
	CARBON MONOXIDE
	LIGHT SWITCH
3	3 - WAY SWITCH
4	4 - WAY SWITCH
D	DIMING SWITCH
	DUPLEX OUTLET
220	220 OUTLET
GFI	GROUND FAULT INTERUPT OUTLET
WP	WATER PROOF OUTLET
FLOOR	FLOOR OUTLET
S	SMOKE DETECTOR
	200 AMP SUB PANEL
	DATA_TELEPHONE_T.V. CABLE
H	HVAC CONTROL
A	ALARM CONTROL
	EXHAUST FAN (MINIMUM 50 CFM.)
	3" CAN LIGHT
WP	3" WATER PROOF OUTDOOR CAN LIGHT
	3" POINTING LED CAN LIGHT
	DECROATIVE CEILING FIXTRUE
	5" PENDANT LIGHT
	EXTERIOR WALL MOUNT
	INTERIOR WALL MOUNT
	LED CABLE LIGHTS
	LED STRIP LIGHT
	LED STAIR LIGHT
	GAS
	SECURITY LIGHTS WITH SENSOR
	4' FLOURESCENT LIGHT 28 WATT T5 STANDARD OUTPUT (1 BULBS PER FIXTURE)
VAC	VACUUM TANK
	VACUUM
HB	HOSE BIB
DB	DOOR BELL

Arc-Fault Interrupter Protection
All 120-Volt 15 And 20 Ampere Or Branch Circuits Supplying Outlets Installed In Dwelling Unit Family Rooms, Closets, Hallways, Parlors, Libraries, Dens, Bed Rooms, Sun Rooms, Recreation Rooms, Or Similar Rooms Or Area Shall Be Protected By A Listed Arc-Fault Circuit Interrupter Combination-Type. Guestrooms (210-18) And Guest Suites That Are Provided With Permanent Provisions For Cooking Shall Have AFCI.

APN: 009-381-007

REVISIONS		
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2	03-18-16	Hearing Revisions
	DRAWN BY :	C.M.T.
	CHECKED BY:	A.E.S.
	PURPOSE :	Remodel Permit

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LICENSED ARCHITECT
AL E. SAROYAN III
No. C 8046
STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"

EXISTING LOWER LEVEL ELECTRICAL & LIGHTING PLAN

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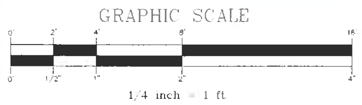

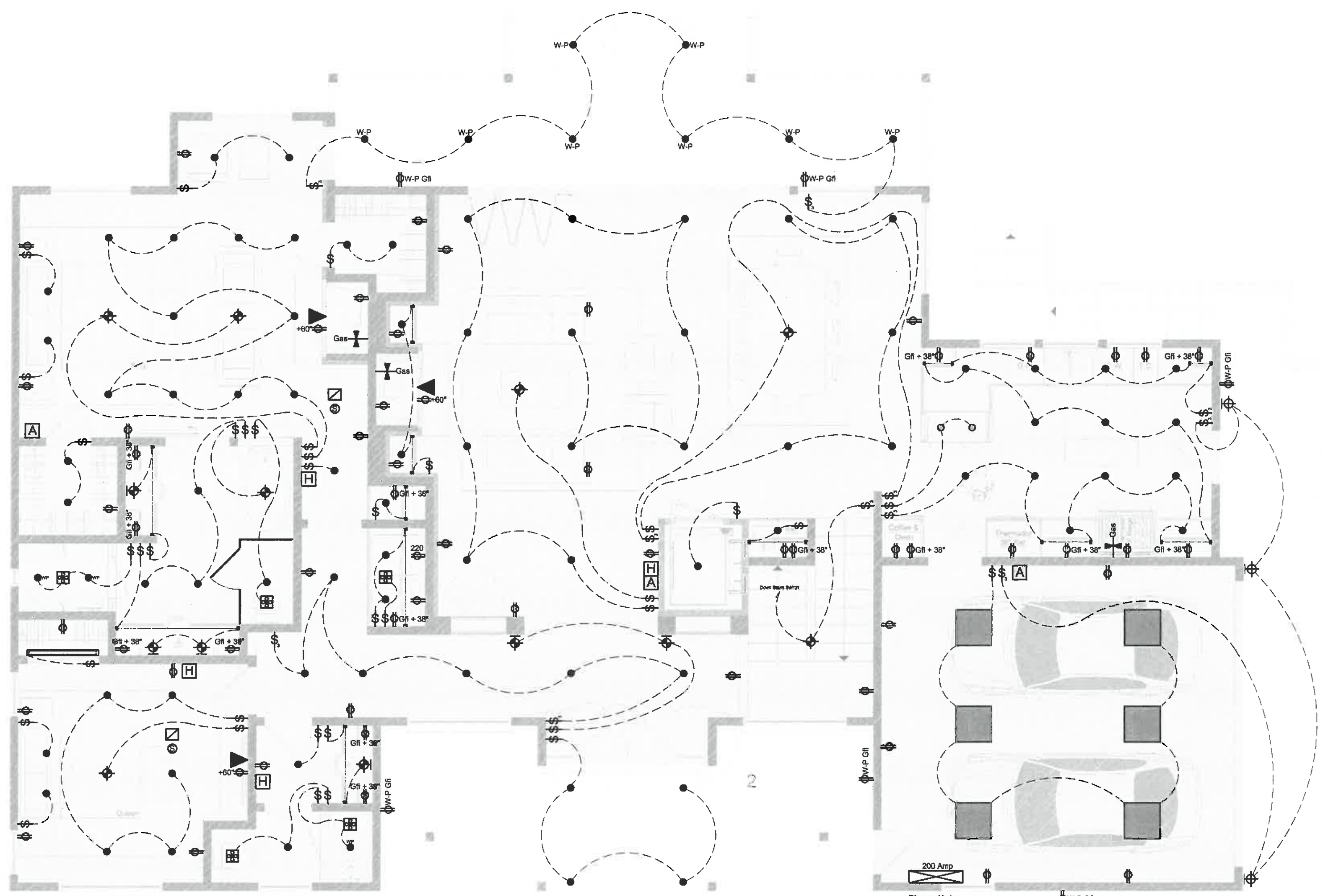

Please Note:
Existing sub panel is to remain but relocated to the garage.

ELECTRICAL KEY

SYMBOL	TYPE
	CARBON MONOXIDE
	LIGHT SWITCH
	3 - WAY SWITCH
	4 - WAY SWITCH
	DIMING SWITCH
	DUPLEX OUTLET
	220 OUTLET
	GROUND FAULT INTERUPT OUTLET
	WATER PROOF OUTLET
	FLOOR OUTLET
	SMOKE DETECTOR
200 Amp	200 AMP SUB PANEL
	DATA_TELEPHONE_T.V. CABLE
H	TEMPERATURE CONTROLS
A	ALARM CONTROL
	EXHAUST FAN (MINIMUM 50 CFM.)
	3" CAN LIGHT
	3" WATER PROOF OUTDOOR CAN LIGHT
	3" POINTING LED CAN LIGHT
	DECROATIVE CEILING FIXTRUE
	5" PENDANT LIGHT
	EXTERIOR WALL MOUNT (25 WATT)
	INTERIOR WALL MOUNT
	LED CABLE LIGHTS
	LED STRIP LIGHT (Toe Kick Night Light)
	LED STAIR LIGHT
	GAS
	SECURITY LIGHTS WITH SENSOR
	4' FLOURESCENT LIGHT 28 WATT T5 STANDARD OUTPUT (1 BUILBS PER FIXTURE)
VAC	VACUUM TANK
	LOW VOLTAGE PANEL
HB	HOSE BIB
DB	DOOR BELL

Arc-Fault Interrupter Protection
All 120-Volt 15 And 20 Ampere Or Branch Circuits Supplying Outlets Installed In Dwelling Unit Family Rooms, Closets, Hallways, Parlors, Libraries, Dens, Bed Rooms, Sun Rooms, Recreation Rooms, Or Similar Rooms Or Area Shall Be Protected By A Listed Arc-Fault Circuit Interrupter Combination-Type. Guestrooms (210-18) And Guest Suites That Are Provided With Permanent Provisions For Cooking Shall Have AFCI.

Residential Lighting Measures:

§150(k)1: High efficacy luminaires or LED Light Engine with Integral Heat Sink has an efficacy that is no lower than the efficacies contained in Table 150-C and is not a low efficacy luminaire as specified by §150(k)2.

§150(k)3: The wattage of permanently installed luminaires shall be determined as specified by §130(d).

§150(k)4: Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.

§150(k)5: Permanently installed night lights and night lights integral to a permanently installed luminaire or exhaust fan shall contain only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and shall not contain a line-voltage socket or line-voltage lamp holder; OR shall be rated to consume no more than five watts of power as determined by §130(d), and shall not contain a medium screw-base socket.

§150(k)6: Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150(k).

§150(k)7: All switching devices and controls shall meet the requirements of §150(k)7.

§150(k)8: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy. EXCEPTION: Up to 50 watts for dwelling units less than or equal to 2,500 ft² or 100 watts for dwelling units larger than 2,500 ft² may be exempt from the 50% high efficacy requirement when: all low efficacy luminaires in the kitchen are controlled by a manual on occupant sensor, dimmer, energy management system (EMCS), or a multi-scene programmable control system; and all permanently installed luminaries in garages, laundry rooms, closets greater than 70 square feet, and utility rooms are high efficacy and controlled by a manual-on occupant sensor.

§150(k)9: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.

§150(k)10: Permanently installed luminaires in bathrooms, attached and detached garages, laundry rooms, closets and utility rooms shall be high efficacy. EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by a manual-on occupant sensor certified to comply with the applicable requirements of §119. EXCEPTION 2: Permanently installed low efficacy luminaires in closets less than 70 square feet are not required to be controlled by a manual-on occupant sensor.

§150(k)11: Permanently installed luminaires located in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, closets, and utility rooms shall be high efficacy luminaires. EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided they are controlled by either a dimmer switch that complies with the applicable requirements of §119, or by a manual-on occupant sensor that complies with the applicable requirements of §119. EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site is not required to comply with §150(k)11.

§150(k)12: Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and have a label that certifies the luminaire is airtight with air leakage less then 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling.

§150(k)13: Luminaires providing outdoor lighting, including lighting for private patios in low-rise residential buildings with four or more dwelling units, entrances, balconies, and porches, which are permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy. EXCEPTION 1: Permanently installed outdoor low efficacy luminaires shall be allowed provided that they are controlled by a manual on/off switch, a motion sensor not having an override or bypass switch that disables the motion sensor, and one of the following controls: a photocontrol not having an override or bypass switch that disables the photocontrol; OR an astronomical time clock not having an override or bypass switch that disables the astronomical time clock; OR an energy management control system (EMCS) not having an override or bypass switch that allows the luminaire to be always on. EXCEPTION 2: Outdoor luminaires used to comply with Exception1 to §150(k)13 may be controlled by a temporary override switch which bypasses the motion sensing function provided that the motion sensor is automatically reactivated within six hours. EXCEPTION 3: Permanently installed luminaires in or around swimming pool, water features, or other location subject to Article 680 of the California Electric Code need not be high efficacy luminaires.

§150(k)14: Internally illuminated address signs shall comply with Section 148; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §130(d).

§150(k)15: Lighting for parking lots and carports with a total of for 8 or more vehicles per site shall comply with the applicable requirements in Sections 130, 132, 134, and 147. Lighting for parking garages for 8 or more vehicles shall comply with the applicable requirements of Sections 130, 131, 134, and 146

§150(k)16: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires. EXCEPTION: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by an occupant sensor(s) certified to comply with the applicable requirements of §119.

Please Note:

Ground Fault Circuit Interrupter (GFCI) Receptacle Protection Is Required At The Following Locations:
A. Bath Rooms (At Least One Shall Be Within 3' Of Lavatory)
B. Outdoors
C. Kitchens Where The Receptacles Serve The Countertop Surfaces
D. Laundry, Utility, And Wet Bar Sinks (Where The Receptacle Is Within 6' Of Outside Edge)

A Minimum Of Two 20 Amp Small Appliances Branch Circuits Shall Be Provided For All Receptacle Outlets In The Kitchen, Dining Room, Pantry, Or Other Similar Areas. At Least One 20 Amp Branch Circuit Shall Be Provided To Supply Laundry Receptacle Outlets. Such Circuits Shall Have No Other Outlets; And At Least One 20 Amp Branch Circuit Shall Be Provided To Supply Bathroom Receptacle Outlets. Such Circuits Shall Have No Other Outlets.

Provide At Least One Outside Waterproof, GFI Protected Receptacle At The Front And Back Of The Dwelling Unit.

Provide At Least One GFCI Protected Outlet A long The Perimeter Of The Deck.

Please Note:

1. All smoke and carbon monoxide detectors shall be hardwired and interconnected with a battery back-up.
2. All kitchen, bath rooms, powder room, garage, outdoor & bar receptacles are GFCI protected.
3. All 15 and 20 Amp electrical receptacles shall be tamper resistant.

Please Note:

The light above the master bath room tub shall meet the minumum clearence requirement indicated in the 2013 CEC.

Please Note: We Removed 6 Exterior Lights From The South Exterior Elevation And We Removed 4 Exterior Lights From The North Exterior Elevation.

APN: 009-381-007

REVISIONS

△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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AL E. SAROYAN II

LICENSED ARCHITECT
AL E. SAROYAN, JR.
No. C 8046
REN. 5-31-16
STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"

PROPOSED MAIN LEVEL ELECTRICAL & LIGHTING PLAN

Santa Lucia & Dolores Remodel

2848 SANTA LUCIA AVENUE CARMEL BY THE SEA, CALIFORNIA 93921

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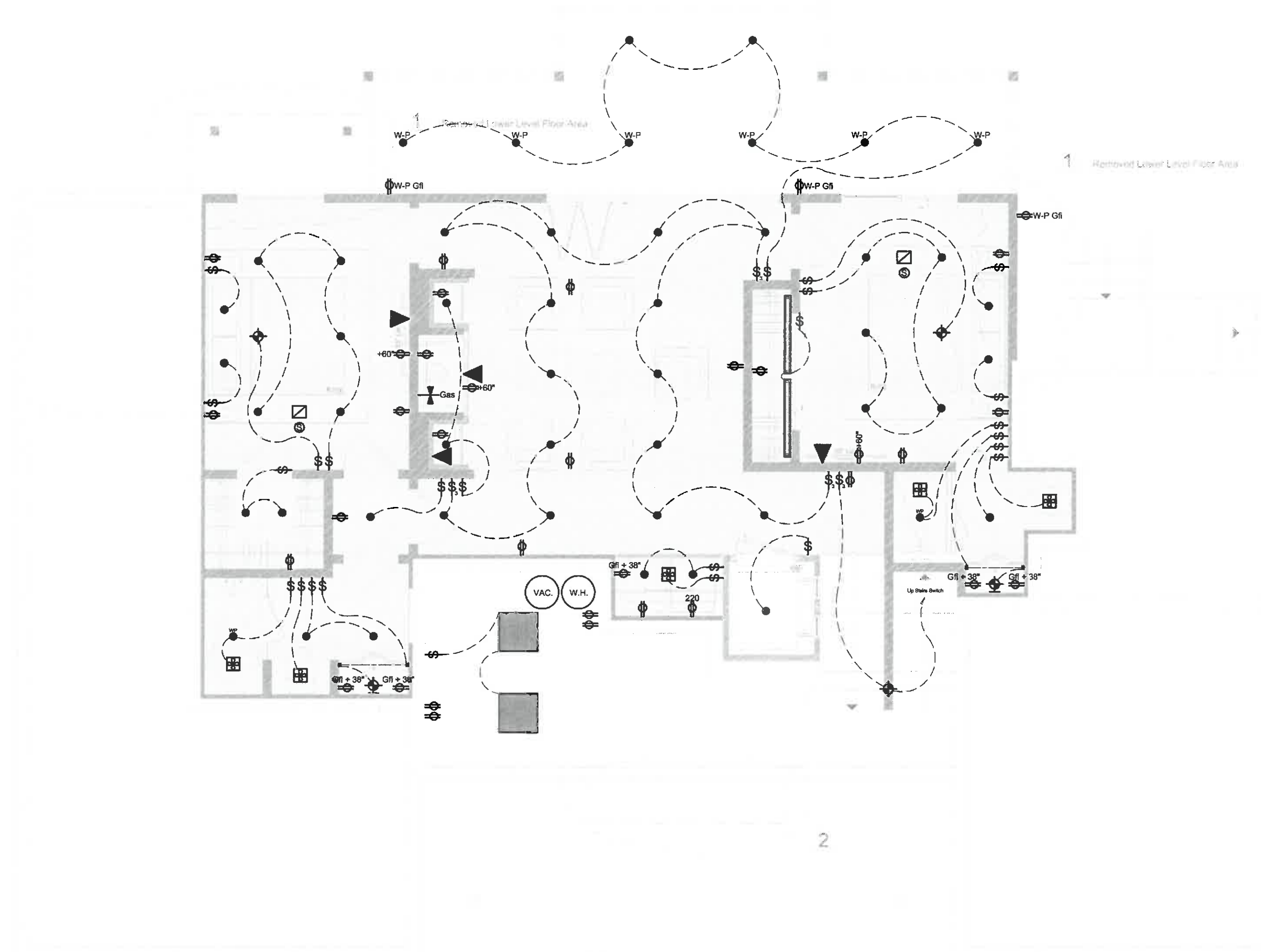
GRAPHIC SCALE

1/4 inch = 1 ft



ELECTRICAL KEY

SYMBOL	TYPE
	CARBON MONOXIDE
	LIGHT SWITCH
	3 - WAY SWITCH
	4 - WAY SWITCH
	DIMING SWITCH
	DUPLEX OUTLET
	220 OUTLET
	GROUND FAULT INTERUPT OUTLET
	WATER PROOF OUTLET
	FLOOR OUTLET
	SMOKE DETECTOR
	200 AMP SUB PANEL
	DATA_TELEPHONE_T.V. CABLE
	HVAC CONTROL
	ALARM CONTROL
	EXHAUST FAN (MINIMUM 50 CFM.)
	3" CAN LIGHT
	3" WATER PROOF OUTDOOR CAN LIGHT
	3" POINTING LED CAN LIGHT
	DECROATIVE CEILING FIXTRUE
	5" PENDANT LIGHT
	EXTERIOR WALL MOUNT (25 WATT)
	INTERIOR WALL MOUNT
	LED CABLE LIGHTS
	LED STRIP LIGHT (Toe Kick Night Light)
	LED STAIR LIGHT
	GAS
	SECURITY LIGHTS WITH SENSOR
	4' FLOURESCENT LIGHT 28 WATT T5 STANDARD OUTPUT (1 BULBS PER FIXTURE)
VAC	VACUUM TANK
	LOW VOLTAGE PANEL
HB	HOSE BIB
DB	DOOR BELL

Arc-Fault Interrupter Protection
All 120-Volt 15 And 20 Ampere Or Branch Circuits Supplying Outlets Installed In Dwelling Unit Family Rooms, Closets, Hallways, Parlors, Libraries, Dens, Bed Rooms, Sun Rooms, Recreation Rooms, Or Similar Rooms Or Area Shall Be Protected By A Listed Arc-Fault Circuit Interrupter Combination-Type. Guestrooms (210-18) And Guest Suites That Are Provided With Permanent Provisions For Cooking Shall Have AFCI.

Residential Lighting Measures:

§150(k)1: High efficacy luminaires or LED Light Engine with Integral Heat Sink has an efficacy that is no lower than the efficacies contained in Table 150-C and is not a low efficacy luminaire as specified by §150(k)2.

§150(k)3: The wattage of permanently installed luminaires shall be determined as specified by §130(d).

§150(k)4: Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.

§150(k)5: Permanently installed night lights and night lights integral to a permanently installed luminaire or exhaust fan shall contain only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and shall not contain a line-voltage socket or line-voltage lamp holder; OR shall be rated to consume no more than five watts of power as determined by §130(d), and shall not contain a medium screw-base socket.

§150(k)6: Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150(k).

§150(k)7: All switching devices and controls shall meet the requirements of §150(k)7.

§150(k)8: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy. EXCEPTION; Up to 50 watts for dwelling units less than or equal to 2,500 ft2 or 100 watts for dwelling units larger than 2,500 ft2 may be exempt from the 50% high efficacy requirement when: all low efficacy luminaires in the kitchen are controlled by a manual on occupant sensor, dimmer, energy management system (EMCS), or a multi-scene programmable control system; and all permanently installed luminaries in garages, laundry rooms, closets greater than 70 square feet, and utility rooms are high efficacy and controlled by a manual-on occupant sensor.

§150(k)9: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.

§150(k)10: Permanently installed luminaires in bathrooms, attached and detached garages, laundry rooms, closets and utility rooms shall be high efficacy. EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by a manual-on occupant sensor certified to comply with the applicable requirements of §119. EXCEPTION 2: Permanently installed low efficacy luminaires in closets less than 70 square feet are not required to be controlled by a manual-on occupant sensor.

§150(k)11: Permanently installed luminaires located in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, closets, and utility rooms shall be high efficacy luminaires. EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided they are controlled by either a dimmer switch that complies with the applicable requirements of §119, or by a manual-on occupant sensor that complies with the applicable requirements of §119. EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site is not required to comply with §150(k)11.

§150(k)12: Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and have a label that certifies the luminaire is airtight with air leakage less then 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling.

§150(k)13: Luminaires providing outdoor lighting, including lighting for private patios in low-rise residential buildings with four or more dwelling units, entrances, balconies, and porches, which are permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy. EXCEPTION 1: Permanently installed outdoor low efficacy luminaires shall be allowed provided that they are controlled by a manual on/off switch, a motion sensor not having an override or bypass switch that disables the motion sensor, and one of the following controls: a photocontrol not having an override or bypass switch that disables the photocontrol; OR an astronomical time clock not having an override or bypass switch that disables the astronomical time clock; OR an energy management control system (EMCS) not having an override or bypass switch that allows the luminaire to be always on EXCEPTION 2: Outdoor luminaires used to comply with Exception1 to §150(k)13 may be controlled by a temporary override switch which bypasses the motion sensing function provided that the motion sensor is automatically reactivated within six hours. EXCEPTION 3: Permanently installed luminaires in or around swimming pool, water features, or other location subject to Article 680 of the California Electric Code need not be high efficacy luminaires.

§150(k)14: Internally illuminated address signs shall comply with Section 148; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §130(d).

§150(k)15: Lighting for parking lots and carports with a total of for 8 or more vehicles per site shall comply with the applicable requirements in Sections 130, 132, 134, and 147. Lighting for parking garages for 8 or more vehicles shall comply with the applicable requirements of Sections 130, 131, 134, and 146

§150(k)16: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires. EXCEPTION: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by an occupant sensor(s) certified to comply with the applicable requirements of §119.

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Please Note:

Ground Fault Circuit Interrupter (GFCI) Receptacle Protection Is Required At The Following Locations:
A. Bath Rooms (At Least One Shall Be Within 3' Of Lavatory)
B. Outdoors
C. Kitchens Where The Receptacles Serve The Countertop Surfaces
D. Laundry, Utility, And Wet Bar Sinks (Where The Receptacle Is Within 6' Of Outside Edge)

A Minimum Of Two 20 Amp Small Appliances Branch Circuits Shall Be Provided For All Receptacle Outlets In The Kitchen, Dining Room, Pantry, Or Other Similar Areas. At Least One 20 Amp Branch Circuit Shall Be Provided To Supply Laundry Receptacle Outlets. Such Circuits Shall Have No Other Outlets; And At Least One 20 Amp Branch Circuit Shall Be Provided To Supply Bathroom Receptacle Outlets. Such Circuits Shall Have No Other Outlets.

Provide At Least One Outside Waterproof, GFI Protected Receptacle At The Front And Back Of The Dwelling Unit.

Provide At Least One GFCI Protected Outlet A long The Perimeter Of The Deck.

Please Note:

1. All smoke and carbon monoxide detectors shall be hardwired and interconnected with a battery back-up.

2. All kitchen, bath rooms, powder room, garage, outdoor & bar receptacles are GFCI protected.

3. All 15 and 20 Amp electrical receptacles shall be tamper resistant.

Please Note: We Removed 6 Exterior Lights From The South Exterior Elevation And We Removed 4 Exterior Lights From The North Exterior Elevation.

APN: 009-381-007

REVISIONS

△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
△	02-19-16	Track 2 Residential Revisions
△	03-18-16	Hearing Revisions

DRAWN BY :	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE :	Remodel Permit

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AL E. SAROYAN II

LICENSED ARCHITECT
No. C 8045
STATE OF CALIFORNIA

SCALE: 1/4" = 1'-0"

PROPOSED LOWER LEVEL ELECTRICAL & LIGHTING PLAN

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DATE: 18 MARCH 2016
CAD FILE
E-4

PROJECT NO. 1251

2013 California Green Building Standards Code Residential Mandatory Measures, Sheet #1

INSPECTOR SIGNOFF

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code. It is not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and within the specific area of the addition or alteration.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings, high-rise residential buildings, or both. Individual sections will be designated by numbers to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no marker will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.3 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, vegetation or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water features which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE (MINIMUM STANDARDS FOR ENERGY EFFICIENCY). For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will adopt up to about mandatory standards.

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units in residential buildings) shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.5 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	2.0 GPM @ 60 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.5 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.5 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.5 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.408 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.408.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of complying with this item do not exist or are not available reasonably close to the jobsite.

The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed four (4) lbs./sq.ft. of the building area shall meet the minimum 50% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. [HR] Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two (2) lbs./sq.ft. of the building area shall meet the minimum 50% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment;
   b. Roof and yard drainage, including gutters and downspouts;
   c. Space conditioning systems, including condensers and air filters;
   d. Landscape irrigation systems;
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this [California Green Building Standards] code.

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories stated in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (3)(F) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 9, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT [1, 2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.5 - FORMALDEHYDE LIMITS [1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD [2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	760

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [1,2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORMALDEHYDE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS [1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

California Green Building General Notes

1. 5.407.2 MOISTURE CONTROL. EMPLOY MOISTURE CONTROL MEASURES BY THE FOLLOWING METHODS.
   5.407.2.1 SPRINKLERS. DESIGN AND MAINTAIN LANDSCAPE IRRIGATION SYSTEMS TO PREVENT SPRAY ON STRUCTURES.
   5.407.2.2 ENTRIES AND OPENINGS. DESIGN EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC OR WIND-DRIVEN RAIN TO PREVENT WATER INTRUSION INTO BUILDINGS.
   NOTES:
   1. USE FEATURES SUCH AS OVERHANGS AND RECESSES, AND FLASHINGS INTEGRATED WITH A DRAINAGE PLANE.
   2. USE NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST TWO FEET AROUND AND PERPENDICULAR TO SUCH OPENINGS.
2. 5.504.3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
3. 5.504.4 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4.
   5.504.4.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:
   1. ADHESIVES, ADHESIVE BONDING PRIMERS ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168VOCLIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2, BELOW.
   2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OFMORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.
4. 5.504.4.3 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 5.504.4.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 5.504.4.3 SHALL APPLY.
5. 5.504.4.3.2 PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PMIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(C)(2) AND (3)(F) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8 RULE 49.
6. 5.504.4.3.2 VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
   1. MANUFACTURER'S PRODUCT SPECIFICATION
   2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
7. 5.505.1 INDOOR MOISTURE CONTROL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, SECTIONS 1203 (VENTILATION) AND CHAPTER 14 (EXTERIORWALLS). FOR ADDITIONAL MEASURES NOT APPLICABLE TO LOW-RISE RESIDENTIAL OCCUPANCIES, SEE SECTION 5.407.2 OF THIS CODE.
8. 5.506.1 OUTSIDE AIR DELIVERY. FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 121 (REQUIREMENTS FOR VENTILATION) OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT, AND CHAPTER 4 OF CCR, TITLE 8.
9. 5.506.2 CARBON DIOXIDE (CO2) MONITORING. FOR BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, SECTION 121(C).
10. 5.507.4 ACOUSTICAL CONTROL. EMPLOY BUILDING ASSEMBLIES AND COMPONENTS WITH SOUND TRANSMISSION COEFFICIENT (STC) VALUES DETERMINED IN ACCORDANCE WITH ASTM E 90 AND ASTM E 413.
11. 5.507.4.1 EXTERIOR NOISE TRANSMISSION.WALL AND ROOF–CEILING ASSEMBLIES MAKING UP THE BUILDING ENVELOPE SHALL HAVE AN STC OF AT LEAST 50, AND EXTERIOR WINDOWS SHALL HAVE A MINIMUM STC OF 30 FOR ANY OF THE FOLLOWING BUILDING LOCATIONS:
    1. WITHIN 1,000 FT (300 M) OF RIGHT OF WAYS OF FREEWAYS.
    2. WITHIN 5 MI. (8 KM) OF AIRPORTS SERVING MORE THAN 10,000 COMMERCIAL JETS PER YEAR.
    3. WHERE SOUND LEVELS AT THE PROPERTY LINE REGULARLY EXCEED 65 DECIBELS, OTHER THAN OCCASIONAL SOUND DUE TO CHURCH BELLS, TRAIN HORNS, EMERGENCY VEHICLES AND PUBLIC WARNING SYSTEMS.
12. 5.507.4.2 INTERIOR SOUND. WALL AND FLOOR–CEILING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT SPACES AND PUBLIC PLACES SHALL HAVE AN STC OF AT LEAST 40.

APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-26-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Remodel Permit	

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CALIFORNIA GREEN BUILDING STANDARDS 1 OF 2

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2013 California Green Building Standards Code Residential Mandatory Measures, Sheet #2

INSPECTOR SIGNOFF

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 50% of the floor area receiving resilient flooring shall comply with one or more of the following:

1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program.
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), or by before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European EN 636 specification.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06
2. Other equivalent methods approved by the enforcing agency
3. A slab design specified by a licensed design professional

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the whole stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automation means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractors licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or stakeholder energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector.

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[HCD] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspection shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method shall be specified in the appropriate section or identified applicable checklist.

CALGreen. 2013 CALGREEN RESIDENTIAL MANDATORY MEASURES (includes significant changes from 2010 CALGREEN)

2013 CALGREEN CODE
Effective January 1, 2014

SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN
CHAPTER 1 ADMINISTRATION		
101.3	State-regulated buildings	REVISED: Expands the scope of Code Chapters to include ALL low-rise, high-rise, and hotel/motel buildings of Group R occupancy
Applicable Definitions		
202	Definitions	NEW: Introduces all references to Chapter 2 - Other chapters include only defined terms and a reference to Chapter 2 REVISED: Updates "residential buildings" to include "low-rise residential buildings" and "high-rise residential buildings" REVISED: Updates "low-rise residential buildings" as a Group R occupancy that is 3 stories or less and clarifies reference to 308 for hotels/motels/buildings in transitional use REVISED: Defines "high-rise residential buildings" as a Group R occupancy that is 4 stories or greater in height
Chapter 4 (Residential)		
101.1	Additions and alterations	NEW: Clarifies that additions in Chapter 4 apply to additions or alterations of residential buildings and specifies that only prescriptive units apply to the specific area of the addition or alteration
301.1	Low-Rise and High-Rise Residential Buildings	NEW: Adds a new definitions code section to Home Civil Code Section 1101.1 et seq. requiring mandatory measures in two residential building sections
Division 4.1 - PLANNING AND DESIGN (NEW CHAPTER)		
4.106.2	Storm Water Drainage and Retention During Construction	NO CHANGE FROM 2010 CALGREEN Property shall ("shall" is a mandatory code term) slope away from the outside of the foundation wall and shall have a minimum slope of 5% within the first 10 feet (3048 mm) measured perpendicular to the foundation wall. Exception: Where the lot line is less than 10 feet (3048 mm) from the foundation wall, the property shall slope away from the foundation wall at a slope of not less than 2 percent. Where the lot line is less than 6 feet (1829 mm) from the foundation wall, the property shall slope away from the foundation wall at a slope of not less than 2 percent. Where the lot line is less than 6 feet (1829 mm) from the foundation wall, the property shall slope away from the foundation wall at a slope of not less than 2 percent.
4.106.3	Grading and Paving	NO CHANGE FROM 2010 CALGREEN Construction plans must indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.
Division 4.2 - ENERGY EFFICIENCY		
4.201.1/ 5.201.1	Scope	REVISED: Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotel/motel (Section 5.201.1) are now in mandatory language and are located at the beginning of each Code section REVISED: Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2013 Building Energy Efficiency Standards (California Energy Code, Title 24, Parts 6 and 11)
Division 4.3 - WATER EFFICIENCY AND CONSERVATION (NONRESIDENTIAL)		
4.303.1	Water Conserving Plumbing Fixtures and Fittings	REVISED: 20% reduction of water use over pre-conserving baseline established within CALGREEN limit REPEALED: Prescriptive and performance backstopping: Tables 4.303.1 and 4.303.2 NEW: Plumbing fixtures and fittings shall comply with the following: 1. Water closets: 1.28 gpf (4.8 lpf) average, dual flush 2. Urinals: 0.5 gpf (1.9 lpf) 3. Shower heads: 2.0 gpm @ 80 psi 4. Lavatory faucets: 0.35 gpm @ 60 psi 5. Kitchen faucets: 1.8 gpm @ 60 psi 6. Metering faucets: 0.2 gpc @ 60 psi 7. Leaks: Water leakage of plumbing fixtures, fittings and assemblies shall not exceed 1 oz (28 g) per hour at 80 psi 8. Spray sprinkler bodies: 2.5 gpm @ 80 psi 9. Pre-rinse spray valves: 1.6 gpm @ 60 psi 10. Non-water closet flushing fixtures (such as urinals) shall not exceed rates set by local or state plumbing code
4.303.2	Standards for Plumbing Fixtures and Fittings	REVISED: Specifies that plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code REPEALED: Table 4.303 "Maximum Allowable Water Flow Rate for Plumbing Fixtures and Fittings" (Code moves over Section 4.303.2 to the California Plumbing Code for applicable references and text)
Division 4.4 - WASTE EFFICIENCY AND CONSERVATION (CONSTRUCTION WASTE REDUCTION)		
4.304.1	Irrigation Controllers	NO CHANGE FROM 2010 CALGREEN 1. Automatic irrigation system controllers for landscaping provided by the builder shall be installed at the time of final inspection shall comply with the following: a. Controllers shall be capable of operating at least one program for a minimum of three days in 365 days without manual re-seasoning or non-volatile memory. b. Weather-based controllers without internal sensors or rain sensors shall be installed on the site of final inspection shall comply with the following: 1. Controllers shall be capable of interrupting the irrigation cycle in response to rainfall. 2. Weather-based controllers without internal sensors shall be installed in accordance with the California Plumbing Code or in accordance with manufacturer's instructions. The area of certification shall be closely related to the primary job function, as determined by the local agency.

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2013 CALGREEN CODE
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SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN
Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (GENERAL CONSTRUCTION & RESOURCE MINIMIZATION)		
4.408.1	Recycling	REVISED: Clarifies the whole "recycling and salvage" section REVISED: Requires a minimum 65% diversion of 50% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2 or 4.408.3 or a more stringent local ordinance or more stringent local construction and demolition waste management ordinance This consideration is required per Section 4.408.1 Exceptions: 1. If a project will and best (healthy) practice 2. Alternate materials, products and methods developed by working with local enforcing agencies if developer or private sector capable of consultation with the local agent need or are not available reasonable close to the project 3. The enforcing agency may make modifications to the requirements of this section when national guidelines are required in areas beyond the local boundaries of the developer facility
4.408.2	Construction Waste Management Plan	NO CHANGE FROM 2010 CALGREEN Submit a construction waste management plan meeting items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction
4.408.3	Waste Management Company	NO CHANGE FROM 2010 CALGREEN Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted operations and processes have recycled materials meet the requirements of Section 4.408.1
4.408.4 / 4.408.4.1	Waste Diversion: Reuse or Alternative	NEW: Demolition debris materials shall be reused or recycled to at least 65% that is equal to or less than 2 pounds per square foot of the building area NEW: Demolition debris materials shall be reused or recycled to at least 65% that is equal to or less than 2 pounds per square foot of the building area NEW: Demolition debris materials shall be reused or recycled to at least 65% that is equal to or less than 2 pounds per square foot of the building area
Division 4.5 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (MATERIAL MINIMIZATION & OPTIMIZATION)		
4.410.1	Operation and Maintenance Manual	NO CHANGE FROM 2010 CALGREEN At the time of final inspection, a physical or electronic copy of the O&M manual or other media acceptable to the enforcing agency which covers all specific subject areas should be placed in the building
Division 4.6 - ENVIRONMENTAL QUALITY (GENERAL)		
4.503.1	General	NO CHANGE FROM 2010 CALGREEN Any wood-burning fireplace should be a direct vent sealed combustion type. Any decorative woodstove or pellet stove shall comply with EPA emissions limits. Fireplaces should be a direct vent sealed combustion type. Any decorative woodstove or pellet stove shall comply with all applicable local ordinances.
Division 4.7 - ENVIRONMENTAL QUALITY (HVAC & CONTROLS)		
4.504.1	Covering of Duct Openings and Protection of Mechanical Equipment During Construction	NO CHANGE FROM 2010 CALGREEN At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all duct and other related openings and mechanical equipment shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
4.504.2.1	Adhesives, Sealants and Caulks	NO CHANGE FROM 2010 CALGREEN Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesion and sealant primers, adhesive removers, adhesive additives, and sealants shall comply with local or regional air pollution or air quality management district rules where applicable or SCAQMD rule 1168. VOC limits are listed in Tables 4.504.1 and 4.504.2, as applicable. Verification of compliance with this standard shall be provided at the request of the enforcing agency. Manufacturer's specifications shall be provided upon request of the enforcing agency. 2. Aerosol paints and coatings shall meet the product-weighted MIR limits for ozone formation in California Code of Regulations, Title 17, commencing with Section 94520.

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2013 CALGREEN CODE
Effective January 1, 2014

SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN
Division 4.7 - ENVIRONMENTAL QUALITY (FINISH MATERIALS POLLUTANT CONTROL)		
4.504.2	Paints and Coatings	NO CHANGE FROM 2010 CALGREEN Architectural paints and coatings shall comply with VOC limits in Table 1 of the Anti-Pollution Rules Architectural Suggested Control Measure, June 2007, unless more stringent local or regional air pollution or air quality management district rules apply. Verification of compliance with this standard shall be provided at the request of the enforcing agency and may be demonstrated by identifying the product name, the manufacturer, and the product category, and shall be provided upon request of the enforcing agency.
4.504.2.3	Aerosol Paints and Coatings	NO CHANGE FROM 2010 CALGREEN Aerosol paints and coatings shall meet the Product-weighted MIR Limits for VOC in Section 94522(a)(3) and other requirements, including product labeling and other applicable requirements, specified in California Code of Regulations, Title 17, commencing with Section 94520, and in Groups 2 and 3 of the Aerosol Coatings Reasonably Available Control Technology Suggested Control Measure, and be certified to the Department of Pesticide Regulation.
4.504.5	Carpet Systems	NO CHANGE FROM 2010 CALGREEN All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold.
4.504.3	Carpet Cushion	NO CHANGE FROM 2010 CALGREEN All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
4.504.3.2	Carpet Adhesive	NO CHANGE FROM 2010 CALGREEN All carpet adhesives shall meet the requirements of Table 4.504.1.
4.504.4	Resilient Flooring Systems	REVISED: Clarifies that the amount of resilient flooring is increased from 50% to 80%. Revised changes are made for Tier 1 and Tier 2 resilient flooring requirements NO CHANGE FROM 2010 CALGREEN When resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: 1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database 2. Products qualified under CHPS criteria certified under the Greenguard Children & Schools program 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350)
4.504.5	Composite Wood Products	NO CHANGE FROM 2010 CALGREEN FOR 4.504.5. Referenced Table 4.504.5 has been revised to deem compliance to ARB's "Airborne Toxic Control Measure for Composite Wood Products" and an Interior Grade Plywood compliant to wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in or for exceptions from PS-1, Truss Framed Glued Laminated Composite Wood Products, PS-2 Structural Plywood, or other methods acceptable to the enforcing agency. Refer to Table 4.504.5. Documentation is required per Section 4.504.5.1
Division 4.8 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)		
4.505.3	Concrete Slab Foundations	NO CHANGE FROM 2010 CALGREEN Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or California Residential Code, Chapter 5, shall also comply with this section
4.505.2.1	Capillary Break	NO CHANGE FROM 2010 CALGREEN A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage, and curing shall be used. For additional information, see American Concrete Institute, ACI 302.1R-96 2. Other equivalent methods approved by the enforcing agency 3. A slab design specified by a licensed design professional
Division 4.9 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL CONCRETE)		
4.505.3	Moisture Content of Building Materials	NO CHANGE FROM 2010 CALGREEN Wood or wood-based products (including but not limited to lumber, plywood, wood I-joists, wood trusses, and agrifiber products) shall not be enclosed when the framing members exceed 19% moisture content. Moisture content must be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and must satisfy requirements of Section 101.8. 2. Moisture readings must be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency or other approved method provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.
Division 4.10 - ENVIRONMENTAL QUALITY (MECHANICAL EQUIPMENT & EXHAUST)		
4.506.1	Bathroom Exhaust Fans	NO CHANGE FROM 2010 CALGREEN Each bathroom must be mechanically ventilated and shall comply with the following: 1. Fans must be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range of less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automation means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). Note: For CALGreen a "bathroom" is a room which contains a bathtub, shower, or combination combination. Fans are required in each bathroom.
Division 4.11 - ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)		
4.507.1	Reserved	REPEALED: Section 4.507.1 (Earthquake-resistant bracing) has been repealed. There is no mandatory language
4.507.2	Heating and Air Conditioning System Design	NO CHANGE FROM 2010 CALGREEN Heating and air conditioning systems must be sized, designed, and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 (Residential Equipment Selection), or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.
CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (QUALIFICATIONS, VERIFICATIONS)		
702.1	Installer Training	NO CHANGE FROM 2010 CALGREEN HVAC system installers must be trained and certified in the proper installation of HVAC systems and equipment by a nationally or regionally recognized training or certification program. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1 - State certified apprenticeship programs. 2 - Public utility training programs. 3 - Training programs sponsored by trade, labor or stakeholder energy consulting or verification organizations. 4 - Programs sponsored by manufacturing organizations. 5 - Other programs acceptable to the enforcing agency.
702.2	Special Inspectors	NO CHANGE FROM 2010 CALGREEN Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
703.1	Documentation	NO CHANGE FROM 2010 CALGREEN Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are identified in appropriate sections of CALGREEN.

Acknowledgement: This document is adaptated in terms of an revised checklist (clipped) by the California Building Industry Association (CBIA) for manufacturing the 2013 CAL Green mandatory measures for low-rise residential structures. The checklist includes CALGreen code effective January 1, 2014, covering all residential buildings and additions for working context or updated for the 2013 CALGreen.

Note: This document is only a summary of the mandatory measures in the 2013 CALGreen. Users should refer to the most recent version of the 2013 CALGreen code for additional details and complete implementation.

PAGE 4

Waste Management Form

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
BUILDING SERVICES DEPARTMENT
168 W. ALISAL ST., 2ND FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5027 - FAX: (831) 757-9516

Construction Waste Management Plan (CWMP) – CW 1

Project Name: Santa Lucia & Dolores Remodel
Project Location: 2848 Santa Lucia Avenue Carmel CA 93921
Building Permit #: _____ **Project Sq. Ft.:** 3,465 S.F.
Contractors Name: Saroyan Master Builder **Telephone:** 831.917.2099
Owners Name: BSI Holdings **Telephone:** 831.393.1800

This construction waste management plan is hereby submitted to comply with Section 4.408.2 of the 2010 California Green Building Standards Code.

The purpose of this plan is to identify and outline the methods to be used as the minimum requirements for a construction waste management plan when the local jurisdiction does not have a construction and demolition waste management ordinance per Section 4.408.2.

1. The method of waste tracking to be used on this project will be: (Check one box)

   ☐ Volume ☑ Weight ☐ 4 Lbs. per Sq. Ft. ☐ Recycling Facility

2. Construction waste generated on this project for transport to a recycling facility will be: (Check appropriate box)

   ☑ Site Sorted/Source Separated ☐ Mixed (Commingled)

3. The facility (or facilities) where the construction waste material will be taken is:

   Name of Facility: Monterey Regional Waste Management District
   Address: 14201 Del Monte Blvd, Marina, CA 93933
   Telephone: (831) 384-5313
   (Attach separate sheet for additional facilities)

4. The following construction methods will be used to reduce the amount of waste generated: (Check all that apply)

   ☑ Efficient design (dimensions of building components are designed to available material sizes or standard sizes).
   ☑ Careful and accurate material ordering.
   ☑ Careful material handling and storage.
   ☐ Panelized or prefabricated construction.
   ■ Other Waste to be reduced by at least 50%
   ☐ Other: _____

5. Waste reduction and recycling strategies shall be discussed at periodic project meetings. Each new Contractor * that comes onto the site shall be provided with a copy of the CWMP, which shall also be posted in the project office. The Project Manager * shall also instruct all Contractor * as to the location and proper use of debris boxes for disposal of construction waste materials.

6. Every effort shall be made to use recycling and/or reuse (diversion) measures to reduce the amount of construction waste and other materials sent to landfills. Whenever possible, site-sorted debris boxes shall be used to segregate construction waste materials to maximize the diversion rate.

7. The Contractor * shall provide debris boxes for site-sorted materials and/or mixed waste for all construction related waste generated on this project. Mixed construction waste shall be taken to a recycling facility that has a diversion rate of at least 50 percent. In the event that a Subcontractor * provides their own debris box, they shall be responsible for providing the Project Manager * with a monthly report of the total Recycled and Reused (Diverted) and the total Non-Recycled (Disposed) materials to be included in the project's overall waste management/waste reduction program.

8. Any Contractor * hauling away packaging or waste materials shall notify the Project Manager * of the amount of these materials and how they will be disposed of (reused, recycled, salvaged, or taken to landfill).

9. Identified below are the construction waste materials that will be reused and/or recycled during the course of this project and how they will be diverted:

Material	Diversion Method: (Recycle/Reuse)

(See Construction Waste Management Worksheets for examples of common materials.)

10. The Contractor * shall track the total amount of construction waste leaving the project by weight or by volume and supply the Project Manager * with copies of tickets or detailed receipts from all loads of construction waste removed from the jobsite.

11. The Project Manager * shall monitor the process of waste management, recycling, and reuse of construction waste materials to ensure compliance with the CWMP during the course of the project.

12. The Project Manager * shall ensure that all supporting documentation which demonstrates compliance with the waste management plan is provided to the local enforcement agency upon completion of the project.

* Insert title of appropriate party or responsible person, which may include, but not be limited to: *Contractor(s), Subcontractor(s), Project Manager(s), Superintendent(s), Supplier(s), or Waste Hauller(s).*

Construction Waste Management Plan-rev 1-5-12 dv

APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
△	02-19-16	Track 2 Residential Revisions
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Remodel Permit	

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AL E. SAROYAN II

LICENSED ARCHITECT
ALEX E. SAROYAN III
No. C-8046
CITY OF CARMEL-BY-THE-SEA
STATE OF CALIFORNIA

CALIFORNIA GREEN BUILDING STANDARDS 2 OF 2

Santa Lucia & Dolores Remodel
2848 SANTA LUCIA AVENUE CARMEL BY THE SEA, CALIFORNIA 93921

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SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
780 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

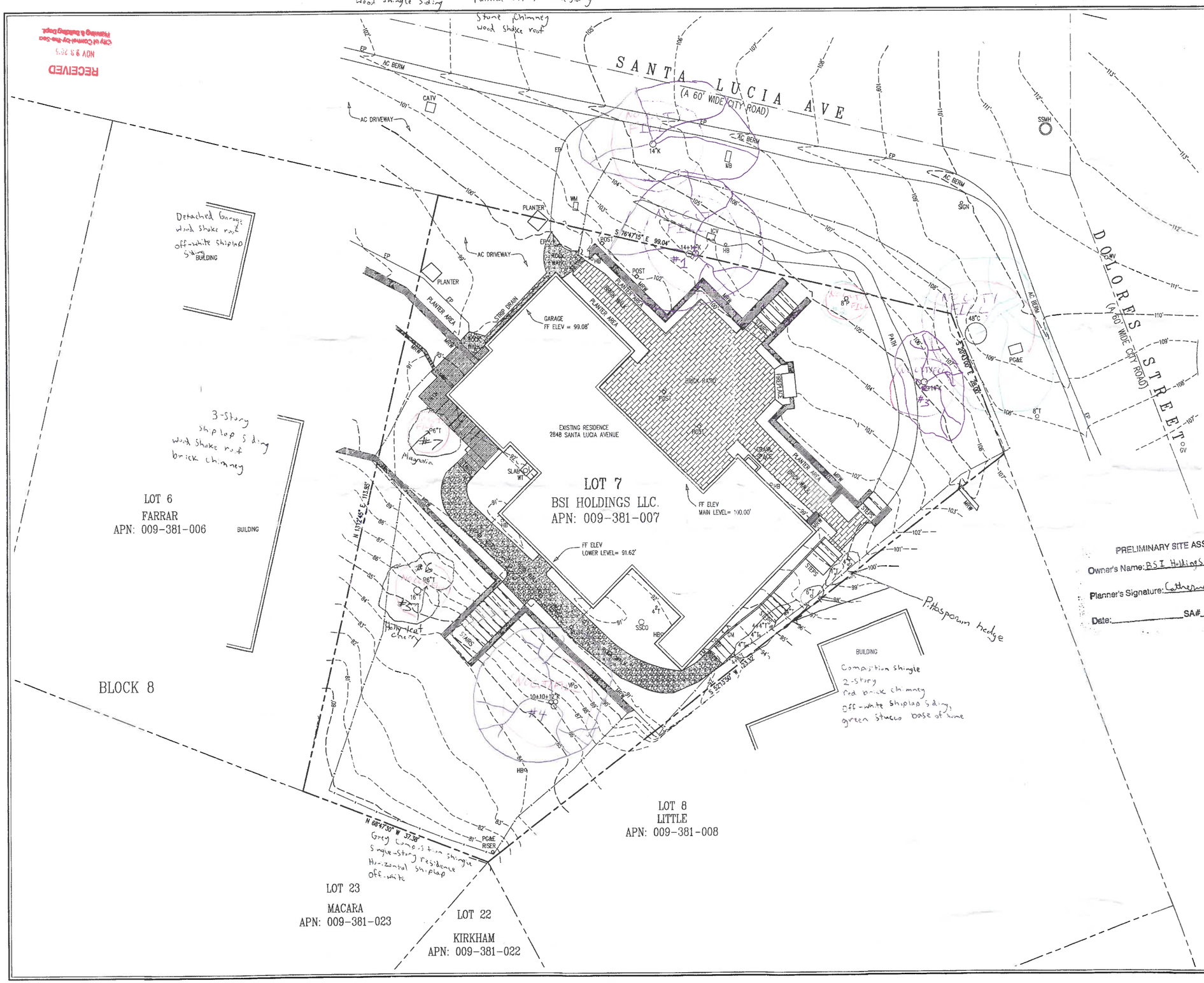
DATE: 8 FEBRUARY 2016
CAD FILE
CG-2
PAGE NO.
22
OF 24
PROJECT NO. 1251 62

2-Story Residence
Wood Shingle Siding

2-Story residence
Painted Shiplap board siding

Stone Chimney
Wood Shake roof

RECEIVED
NOV 9 9 2015
City of Carmel-by-the-Sea
Planning & Building Dept.



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 100.00'.
5. DISCREPANCIES WERE FOUND TO EXIST BETWEEN RECORD DATA AND THE PROPERTY MONUMENTATION RECOVERED, AS SHOWN ON THIS MAP. THESE DISCREPANCIES HAVE NOT BEEN RESOLVED AS OF THE DATE OF THIS PLANIMETRIC SURVEY. BOUNDARY LINES SHOWN HEREON MAY BE ADJUSTED TO REFLECT THE ACTUAL POSITIONS OF BOUNDARY LINES AFTER FURTHER RESEARCH OF HISTORICAL SURVEYING DATA IS COMPLETED.

LEGEND:

———	FENCE LINE
AC	ASPHALTIC CONCRETE
C	CYPRESS
CATV	CABLE TV VAULT
CONC	CONCRETE
(E)	EXISTING
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
EM	ELECTRIC METER
FF	FINISHED FLOOR
GM	GAS METER
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
K	OAK
MB	MAILBOX
MRW	MASONRY RETAINING WALL
P	PINE
PG&E	PG&E VAULT
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
T	TREE, SPECIES NOT SPECIFIED
WM	WATER METER
WT	WATER TANK
WV	WATER VALVE
VP	VERTICAL PIPE

PRELIMINARY SITE ASSESSMENT
Owner's Name: BSI Holdings
Planner's Signature: Catherine Darrow
Date: _____ SA# 15-432

SCALE: 1" = 8'

RECEIVED
NOV 9 9 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

LICENSED LAND SURVEYOR
SIDNEY C. WILSON
5207
STATE OF CALIFORNIA
11/12/2015

TOPOGRAPHIC SURVEY

OF

LOT 7, BLOCK 8
FIRST ADDITION TO MISSION TRACT
VOLUME 4, CITIES & TOWNS, PAGE 5

CARMEL-BY-THE-SEA | COUNTY OF MONTEREY | STATE OF CALIFORNIA

PREPARED FOR
AL SAROYAN

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 8' | JOB No. 15-112 | NOVEMBER 2015
FIELD: JMS & AL | DRAWN BY: JM

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
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LEGEND:

————	FENCE LINE
AC	ASPHALTIC CONCRETE
C	CYPRESS
CATV	CABLE TV VAULT
CONC	CONCRETE
(E)	EXISTING
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
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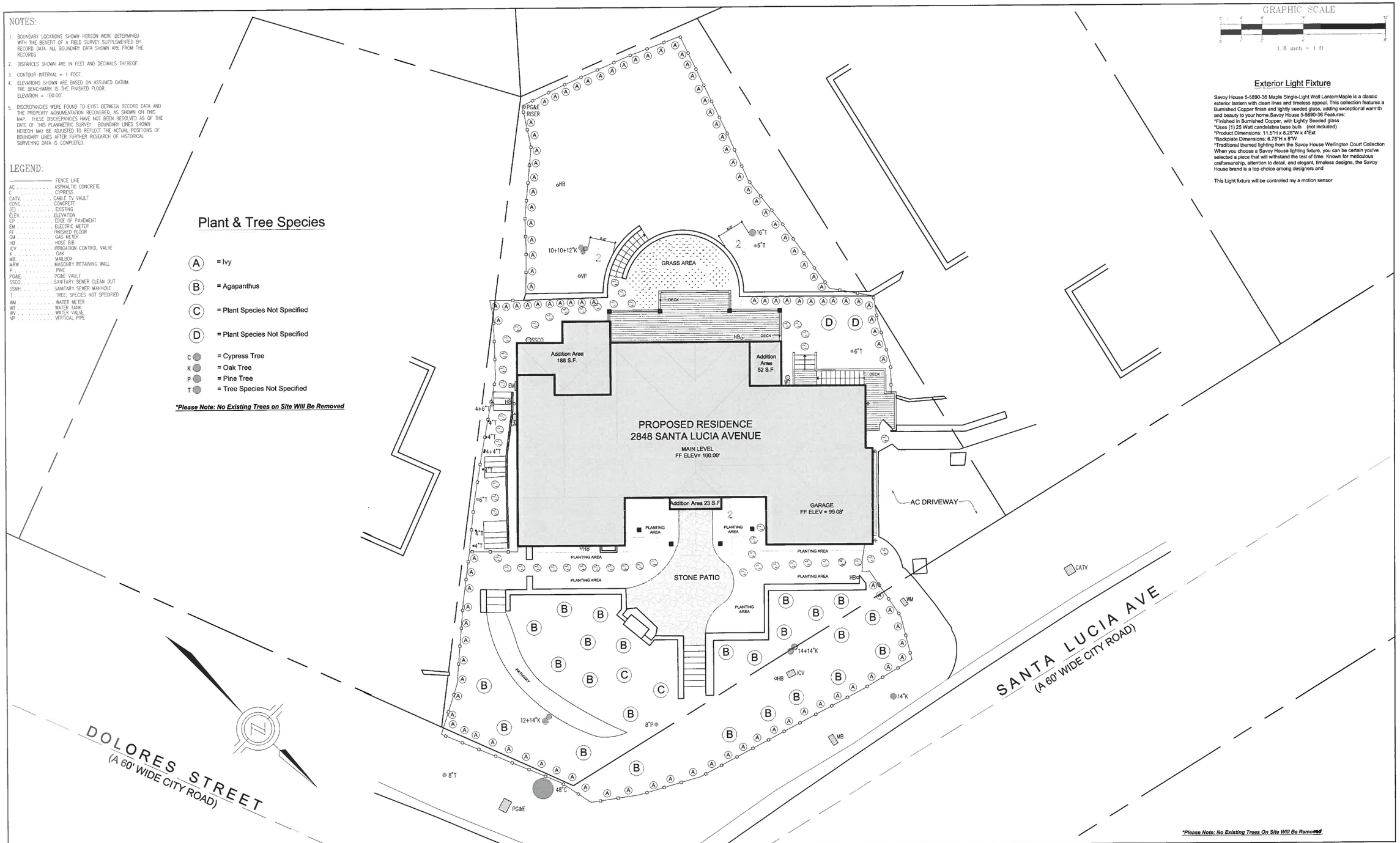
FF	FINISHED FLOOR
GM	GAS METER
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
K	OAK
MB	MAILBOX
MRW	MASONRY RETAINING WALL
P	PINE
PG&E	PG&E VAULT
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
T	TREE, SPECIES NOT SPECIFIED
WM	WATER METER
WT	WATER TANK
WV	WATER VALVE
VP	VERTICAL PIPE

Plant & Tree Species

- (A) = Ivy
- (B) = Agapanthus
- (C) = Plant Species Not Specified
- (D) = Plant Species Not Specified
- C = Cypress Tree
- K = Oak Tree
- P = Pine Tree
- T = Tree Species Not Specified

Please Note: No Existing Trees on Site Will Be Removed



GRAPHIC SCALE

1/8 inch = 1 ft

Exterior Light Fixture

Savoy House 5-5890-36 Maple Single-Light Wall LanternMaple is a classic exterior lantern with clean lines and timeless appeal. This collection features a Burnished Copper finish and lightly seeded glass, adding exceptional warmth and beauty to your home.Savoy House 5-5890-36 Features:
*Finished in Burnished Copper, with Lightly Seeded glass
*Uses (1) 25 Watt candelabra base bulb (not included)
*Product Dimensions: 11.5"H x 8.25"W x 4"Ext
*Backplate Dimensions: 6.75"H x 8"W
*Traditional themed lighting from the Savoy House Wellington Court Collection
When you choose a Savoy House lighting fixture, you can be certain you've selected a piece that will withstand the test of time. Known for meticulous craftsmanship, attention to detail, and elegant, timeless designs, the Savoy House brand is a top choice among designers and

This Light fixture will be controlled my a motion sensor

Please Note: No Existing Trees On Site Will Be Removed

APN: 009-381-007

REVISIONS		
△	DATE	DESCRIPTION
	01-28-16	Track 2 Residential Submittal
1	02-19-16	Track 2 Residential Revisions
2	03-18-16	Hearing Revisions
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Remodel Permit

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN III No. C 8046 REGISTERED 2-29-16 SANTA CRUZ, CALIFORNIA

SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

Santa Lucia & Dolores Remodel

2848 SANTA LUCIA AVENUE CARMEL BY THE SEA, CALIFORNIA 93921

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SAROYAN
MASTERBUILDER
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760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 581958

DATE: 18 MARCH 2016
CAD FILE
L-1
PAGE NO.
24
OF 24
PROJECT NO. 1251

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of Final Design Study (DS 16-012) and associated Coastal Development Permits for substantial alterations to an existing single-family residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:

Approve the Final Design Study (DS 16-012) and associated Coastal Development Permits subject to the attached findings and conditions.

Application:	DS 16-012	**APN:**	010-165-026
Block:	143	**Lot**:	30
Location:	Dolores Street, 3 NE of Santa Lucia Avenue		
Applicant:	Scott Green	**Property Owner:**	Scott Green

BACKGROUND AND PROJECT DESCRIPTION

The property is 5,000 square feet in size and includes an existing two-story (split level) residence that is 2,006 square-feet. The applicant has submitted plans for a major remodel of the existing residence and proposes a net increase of building square footage of 144 square feet, to the maximum allowable, i.e., 2,150 square feet. The property is currently developed with a 2,006-square-foot residence that includes a 240-square-foot (20' x 12') garage on the lower level. The applicant is proposing to demolish and reconstruct the majority of the second story. The size of the second story will be reduced from 735 square feet to 499 square feet and the front-yard setback will be increased from 20 to 27 feet. Floor area from the second story will be reassigned to the first floor at the rear of the residence for a net increase in total floor area of 144 square feet.

The existing site coverage will be removed and new site coverage installed whereby the proposed site coverage will not exceed the allowable 673 square feet. The existing site coverage is estimated to be 1,180 square feet. Front yard and side yard setbacks associated with the existing residence will remain the same. The proposed remodel will include a pervious patio in the front yard off the living

room and a landscaped entry feature. In addition to the structural modifications there will also be substantial reconfiguration to interior walls and the general layout of the interior of the residence.

The Planning Commission reviewed and accepted the design concept on March 9, 2016 with a request for changes as discussed below. The applicant has revised the design to comply with the requested changes.

Staff Analysis:

Previous Hearing: The Commission requested that the exterior of the West (front) elevation be revised to reflect the "Alternative A" design that was submitted with the March 9 staff report. Alternative "A" is without timber framing around the living room windows and without the transom windows above the living room doors, and the shed-roof removed from above the garage. The applicant has responded by revising the project plans to be consistent with "Alternative A".

Other Project Components:

Fences: The City's Municipal Code restricts fence heights to a maximum of 4 feet within the front setback and 6 feet behind the front setback. The applicant is proposing a new 6-foot high paling fence along the East (rear) property line. No fencing is proposed on the front property line. Existing 5-foot high side fencing will remain.

Exterior Lighting: Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture. Additionally, the City's Residential Design Guidelines, Section 11.8, states an objective to "*locate and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street.*"

The applicant is proposing lighting fixtures as shown in Attachment C. Lighting details are included on sheet LS-1 of the plans. Staff notes that the Planning Commission encourages down-lit lights instead of the lantern-style to be more in conformance with the Residential Design guidelines. A condition has been drafted requiring the applicant to work with staff on an appropriate down-lit fixture.

Landscape Plan: The applicant has provided a landscape plan that includes a complete overall to the existing landscape. The landscape plan depicts site coverage elements including a sand set paver driveway, an impervious front walkway (as shown on current plans this walkway will extend into the

city ROW, which it is not allowed), and a front patio with sand-set pavers. The applicant will obtain a tree removal permit for two non-significant trees in the backyard. The two remaining magnolia trees will be protected per city requirements.

Public ROW: The portion of the City Right-of-Way (ROW) between the front property line and edge of paving is in a natural state and contains only one encroachment, which is a brick pathway. The applicant is proposing to remove the brick pathway and proposes to replace the 13-foot wide driveway with a new 9-foot wide paver driveway.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – Light Fixtures/Materials cut-sheet
- Attachment D – Project Plans

Attachment A – Findings for Approval

DS 16-012 (Green)
April 13, 2016
Page 1

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials	✓	

and the overall design will add to the variety and diversity along the streetscape.		
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment B – Conditions of Approval

DS 16-012 (Green)
April 13, 2016
Page 1

Once signed, please return to the Community Planning and Building Department.

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 16-012) authorizes the applicant to remodel an existing residence and add a net increase of building square footage of 144 square feet. Existing driveway asphalt will be removed and brick walk in ROW will be removed. Finish materials include wood board and batten and Carmel stone veneer. Roofing will be composite shingle. New landscaping throughout and new fencing on east boundary.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If	✔

	roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. <u>Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards</u>.	✔
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔

13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	**N/A**
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the	✔

	Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall plant and maintain ONE new upper-canopy and ONE lower-canopy tree of substantial size and caliber and of a species approved by the City Forester. The location, size, and species of this tree shall be noted on the landscape plan submitted with the construction plan set. Prior to final planning inspection, the tree shall be planted on site located approximately 10 feet from any building.	✔
23.	Prior to submitting for the Building Permit, the applicant shall work with staff on a light fixture design that is consistent with City requirement for down lit fixtures.	✔
24.	The applicant shall remove the walkway from the City ROW.	

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department.

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Pathway Lighting

371 Products

Narrow Your Results

Product Type

- Lanterns (79)
- Bollards (108)
- Center Mount (143)
- Side Mount (41)

Finish

- Bronze Tones (242)
- Blacks (110)
- Brass Tones (31)
- Copper Tones (59)
- Silver Tones (24)
- Browns (40)

Style

- Contemporary (46)
- Transitional (29)
- Traditional (26)
- Mission / Craftsman (13)
- Rustic / Lodge (14)
- Art Nouveau (13)

Price

- On Sale (92)
- Under $99 (43)
- Under $199 (235)
- Under $299 (306)
- Under $399 (333)
- Under $499 (348)

Height

- 0 to 12 Inches (41)
- 12 to 24 Inches (184)
- 24 to 36 Inches (104)
- 48 to 60 Inches (1)

Bulb Type

- Led (136)
- Halogen (57)
- Compact Fluorescent (55)
- Incandescent (106)
- Xenon / Krypton (30)

Gallery View List View

Results Per Page: 12 | 24 | 48 | 96

Sort By: Best Selling

« Previous 1 2 3 4 5 6 7 8 Next »

Progress Lighting P5204
Pagoda 1 Light Landscape Path Light with Glass Shade - 6" Wide
Our Price: $44.64 - $49.59
You Save: 40%
Pagoda Collection
Available in 2 Finishes
from 5 customers
18
Compare

Kichler 15310
Dome Path 16.25W Low Voltage Path & Spread Light
Our Price: $75.60 - $77.80
You Save: 33%
Path & Spread Light Collection
Available in 3 Finishes
from 7 customers
52
Compare

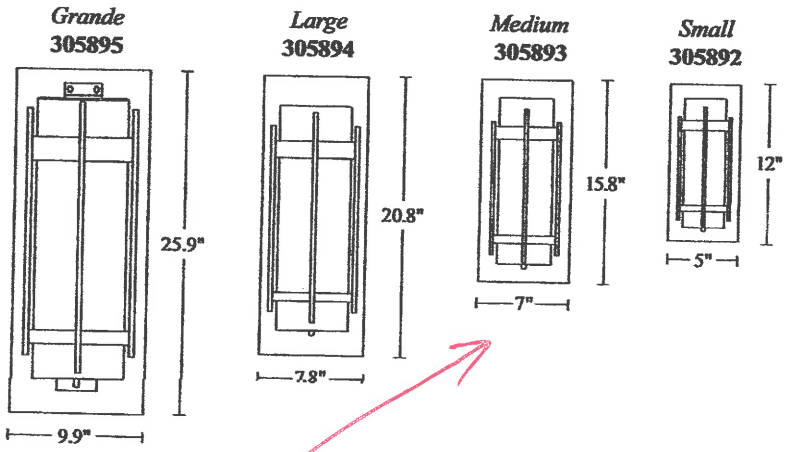
Kichler 15410
Dome Path Single Light 16.25W Low Voltage Path & Spread Light
Our Price: $73.60 - $75.60
You Save: 33%
Path & Spread Light Collection
Available in 2 Finishes
from 3 customers
17
Compare

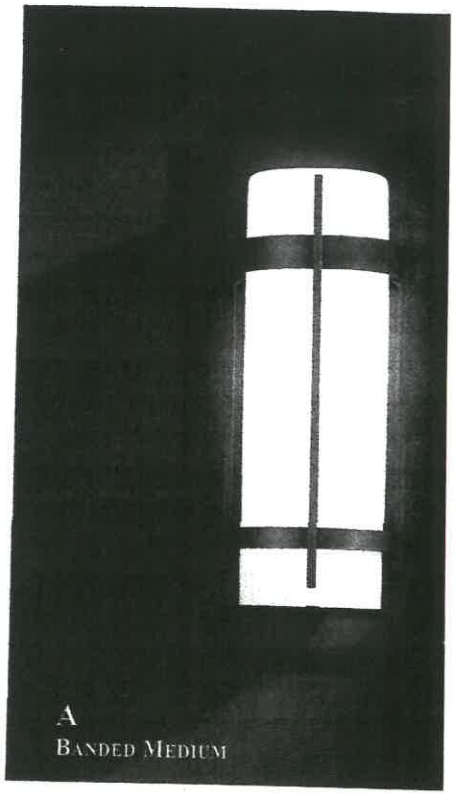
Progress Lighting P5275
Coventry 12v Low-Voltage 18W Single-Light Landscape Path Lantern with Clear Water Glass Shade
Our Price: $98.28
You Save: 40%
Coventry Collection
Available in 1 Finish

Progress Lighting P5276
Cranbrook 1 Light Landscape Path Light with Tiffany Art Glass Shade - 6" Wide
Our Price: $108.18
You Save: 40%
Cranbrook Collection
Available in 1 Finish
from 1 customers

Hinkley Lighting 1561
12v 18w Single Light Down Lighting Outdoor Path Light from the Harbor Collection
Our Price: $92.50
You Save: 37%
Harbor Collection
Available in 3 Finishes
from 1 customers

BANDED OUTDOOR WALL SCONCES ARE AVAILABLE IN FOUR SIZES




A
BANDED MEDIUM

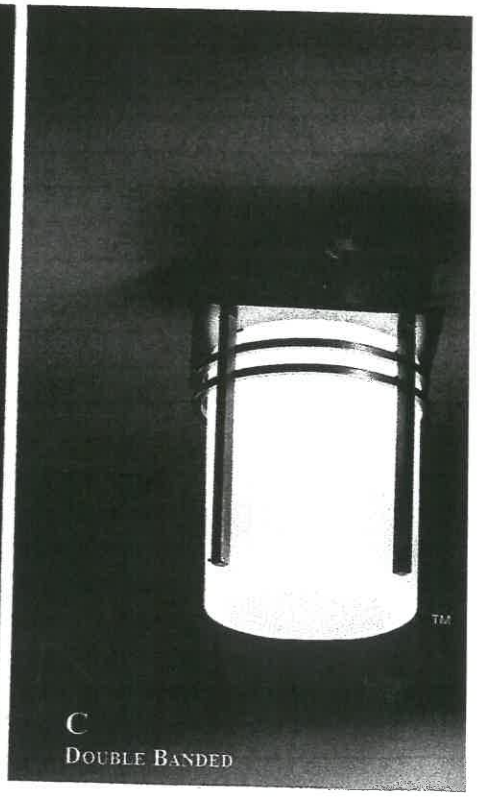
A BANDED MEDIUM
305893-07-G34
aluminum outdoor sconce
*As shown:**
15.8" h x 7" w x 5.2" proj
Dark smoke finish
Opal glass closed-top tube
Type A bulb, 100 W max
- suitable for wet location
- Fluorescent version: 305893F

B DOUBLE BANDED
365796-03-G78
aluminum outdoor chain-hung ceiling fixture
*As shown:**
13.4" h x 7.3" square
Mahogany finish
Opal glass cylinder
Type A bulb, 100 W max
- suitable for damp location

C DOUBLE BANDED
355796-05-G78
aluminum outdoor flush-mount
*As shown:**
10.7" h x 7.3" square
Bronze finish
Opal glass cylinder
Type A bulb, 75 W max
- suitable for damp location
- Fluorescent version: 355796F

ALL OF OUR OUTDOOR FIXTURES ARE MADE OF DURABLE, RUST-FREE ALUMINUM.

B
DOUBLE BANDED


C
DOUBLE BANDED

*See website and Specification Book for all available opti

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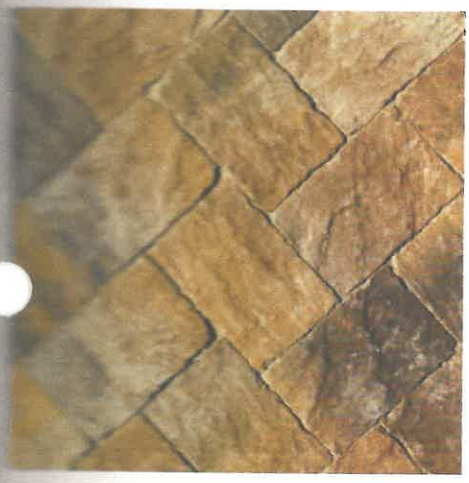
Drwy Pavers

Colors *Quarry Stone and Versailles*

Cameron Cream

Chaco Canyon

Connecticut Green



Oak Barrel Gray

Sierra Granite

Rustic Yellowstone

Tuscan Gold

Sequoia Sandstone

Dolors

Sunset Terracotta

- To reproduce the look and feel of natural stone, our Quarry Stone and Versailles paving stones are manufactured with random imperfections such as chips, cracks, and broken corners
- Quarry Stone Versailles is also available by special order in Connecticut Green, Sunset Terracotta and Tuscan Gold.

Ledgestone

Mountain Ledge

Chestnut Ledgestone

Kaffee Ledgestone

Dolores House

Brazos Ledge

Navajo Ledge

Desert Ledge

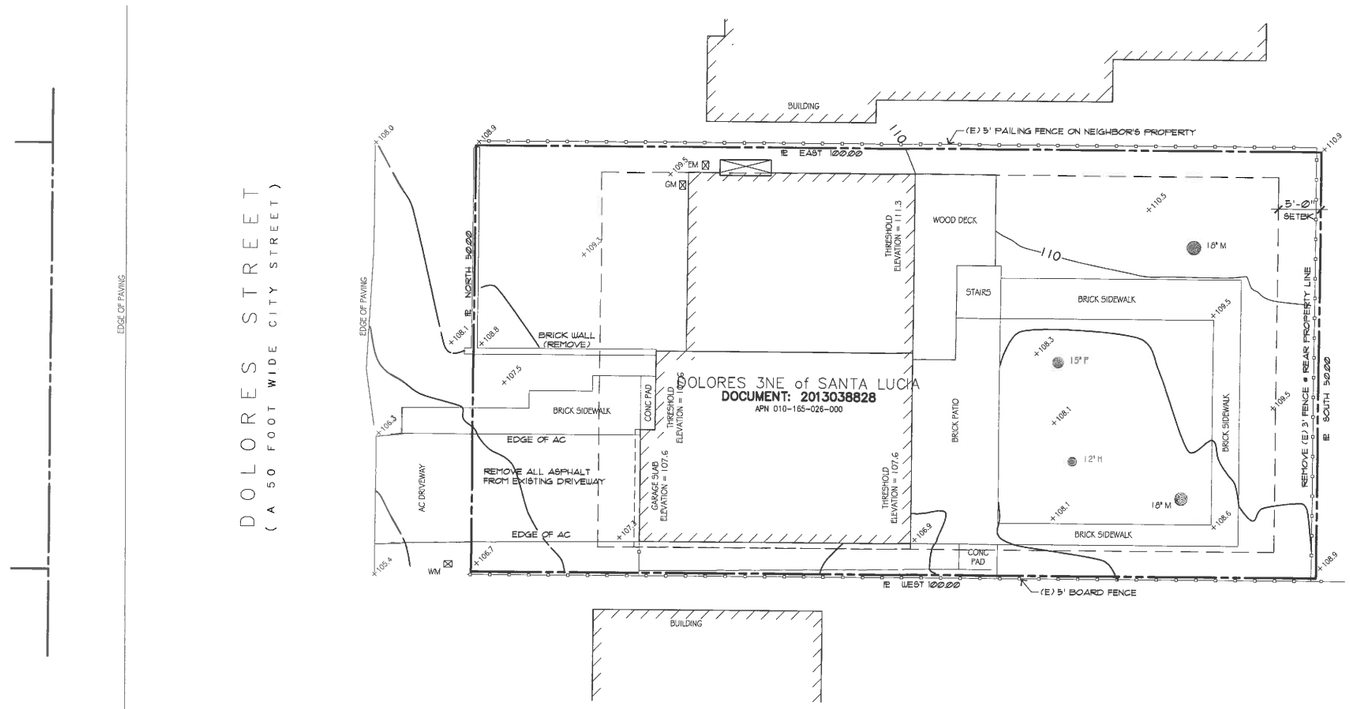
Cimarron Ledge

Smokey Ledge

Java Ledgestone

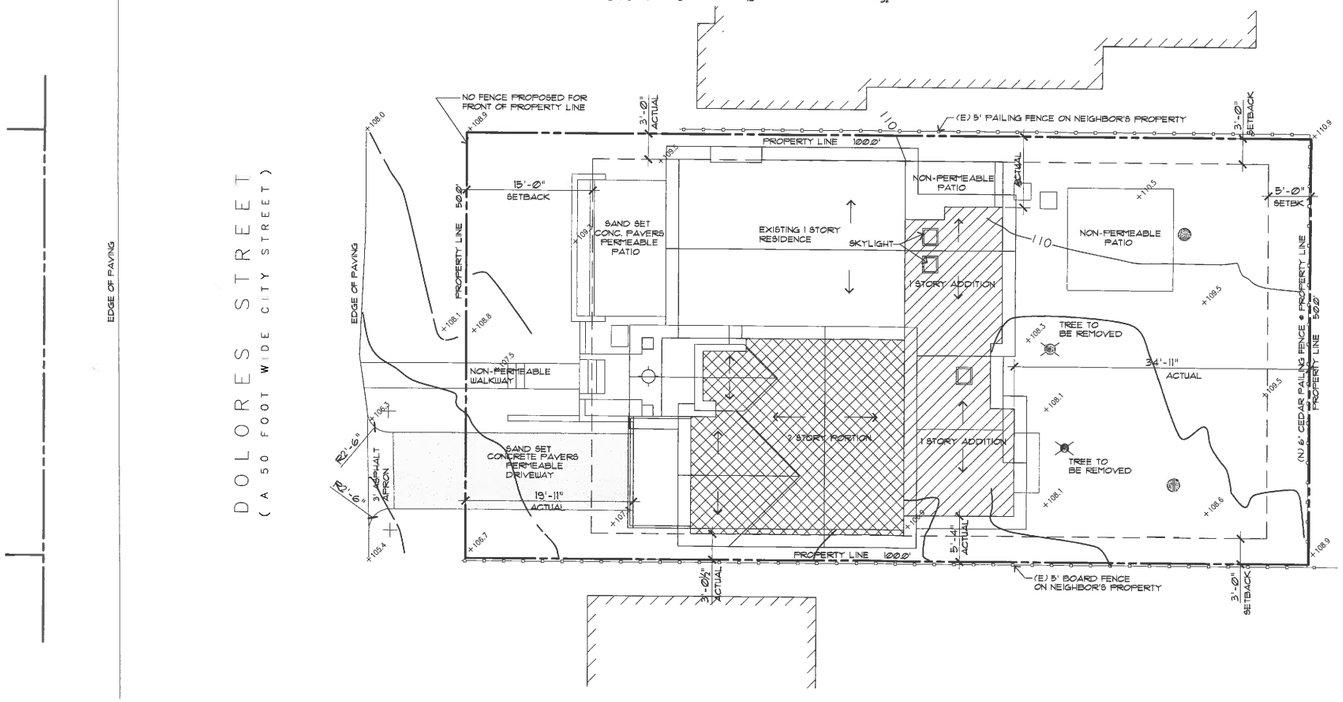
Alpine Ledge

Carolina Ledgestone



EXISTING SITE PLAN

1/8" = 1'-0"



PROPOSED SITE PLAN

1/8" = 1'-0"

PROJECT DATA

OWNER:	SCOTT & DIANE GREEN 25613 SHAFTER WAY CARMEL, CA 93923 (831) 915-2521
SITE ADDRESS:	DOLORES, 3NE SANTA LUCIA CARMEL, CA
APN:	010-165-026
SITE AREA:	5000.0 SF
ZONING	R-1
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	R-3 (RESIDENCE) U-1 (GARAGE)
STORIES:	2
SPRINKLERS:	NO
CODES:	2013 CRC, TITLE 24, 2013 CMC, 2013 CPC, 2013 CEC, 2013 CEnC 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE,
PROJECT SCOPE:	REMODEL EXISTING 2006 SF SINGLE FAMILY RESIDENCE W/ NEW 144 SF ADDITION. ADD NEW WINDOWS, DOORS, BALCONY, ROOFING AND LANDSCAPE

BUILDING AREA:

EXISTING FLOOR AREA	2006 SF
NEW FLOOR AREA	143 SF
TOTAL FLOOR AREA	2149 SF
EXISTING DECK AREA	180 SF (TO BE REMOVED)
EXISTING PAVING AREA	933 SF (TO BE REMOVED)
NEW PERMEABLE LIVING ROOM PATIO	165 SF
NEW PERMEABLE DRIVEWAY	183 SF
TOTAL SEMI-PERMEABLE COVERAGE	348 SF
CONCRETE PATIO & WALK (IMPERMEABLE)	325 SF
TOTAL SITE COVERAGE	673 SF

TREE REMOVAL 1 - 12" HOLLY, 1 - 15" PITTOSPORUM

ALL EXISTING FENCING TO REMAIN U.O.N.

WALL CALCULATIONS

EXISTING EXTERIOR WALL LENGTH	262.0 LF
DEMOLISHED EXT. WALL LENGTH	105.2 LF (40.0%)

	EXISTING	%	PROPOSED	%
EXISTING SITE ARA	5000 SF		5000 SF	
GROUND FLOOR AREA	1265 SF		1650 SF	
2ND FLOOR AREA	735 SF		199 SF	
TOTAL FLOOR AREA	2000 SF	40	2149 SF	43.0
BUILDING FOOTPRINT	1265 SF	25.3	1650 SF	33.0
DECK AREA	180 SF	40.1	0 SF	0
PAVING AREA (IMPERMEABLE)	1000 SF	25.4	325 SF	15% BASE FLR AREA
PAVING AREA (PERMEABLE))	0 SF		348 SF	16% BASE FLR AREA
TOTAL SITE COVERAGE	1180 SF	23.6	673 SF	31% BASE FLR AREA

DRAWING INDEX

A-1 SITE PLANS, PROJECT DATA
A-2 DEMO PLANS, FLOOR PLANS
A-3 ROOF PLAN, STREET VIEW, DOOR & WINDOW SCHEDULES
A-4 EXTERIOR ELEVATIONS
A-5 EXTERIOR ELEVATIONS

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

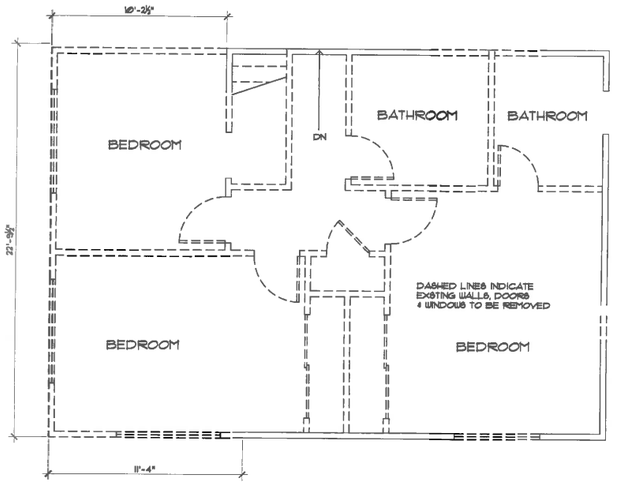
REVISION
MAR 30 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

REVISION
MAR 30 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

REMODEL AND ADDITIONS FOR:
Scott & Diane Green
DOLORES, 3NE SANTA LUCIA CARMEL, CA
APN 010-165-026

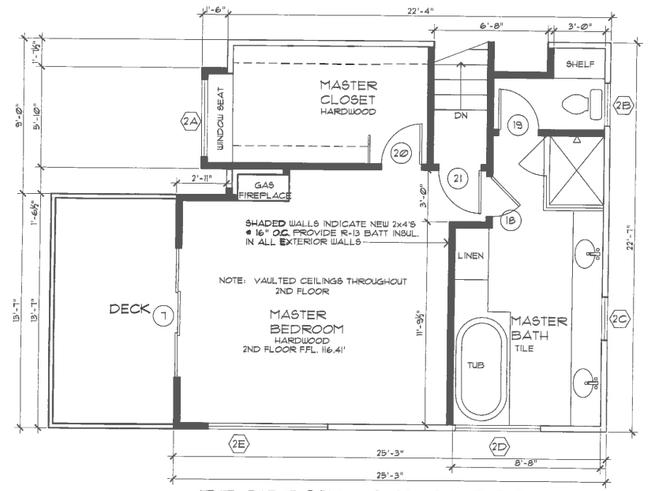
DATE: 1/28/2016
PROJECT NO. 15032
DRAWN BY:
CHECKED BY:
SHEET TITLE: SITE PLAN

SHEET NO. A-1
OF FIVE SHEETS



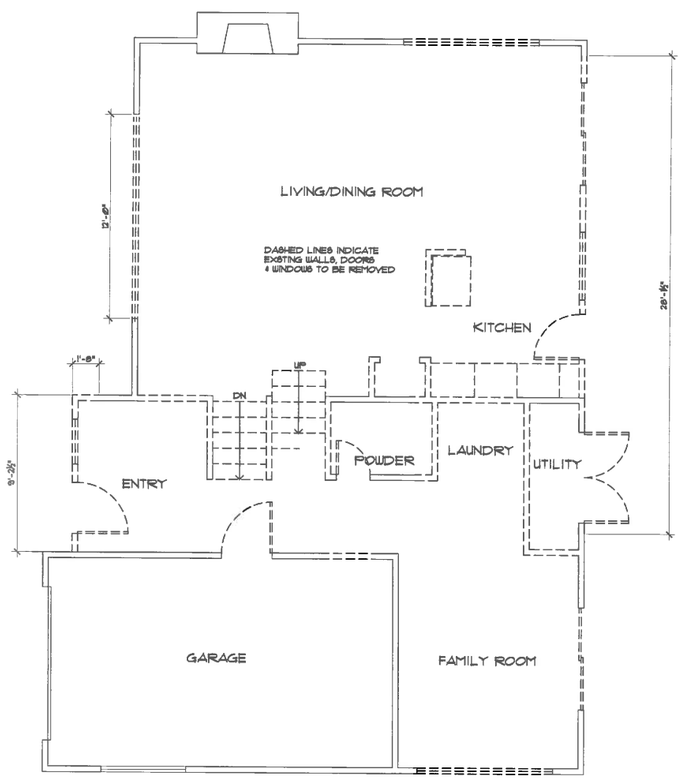
2ND FLOOR EXISTING/DEMO PLAN

¼" = 1'-0"



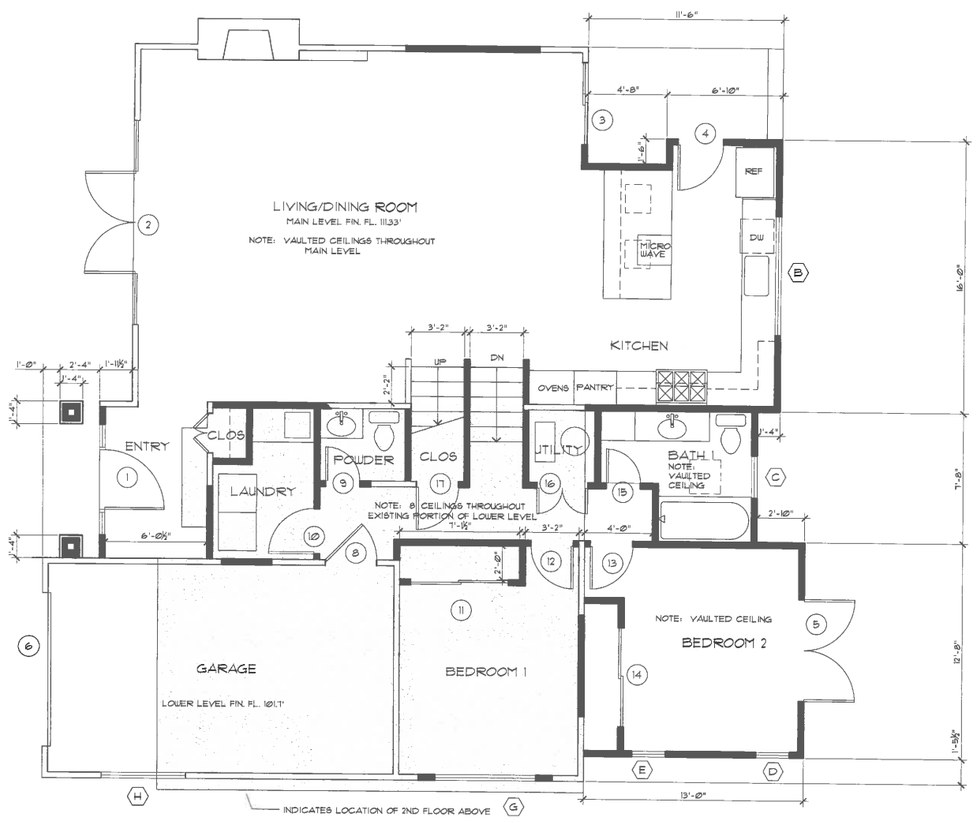
PROPOSED 2ND FLOOR PLAN

¼" = 1'-0"



1ST FLOOR EXISTING/DEMO PLAN

¼" = 1'-0"



PROPOSED 1ST FLOOR PLAN

¼" = 1'-0"

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

REMODEL AND ADDITIONS FOR:
Scott & Diane Green
DOLORES, 3 NE SANTA LUCIA CARMEL, CA
APN 010-165-026

DATE: 1/28/2016
PROJECT NO. 15032
DRAWN BY:
CHECKED BY:
SHEET TITLE: FLOOR PLANS

SHEET NO. A-2
OF FIVE SHEETS

DOOR SCHEDULE

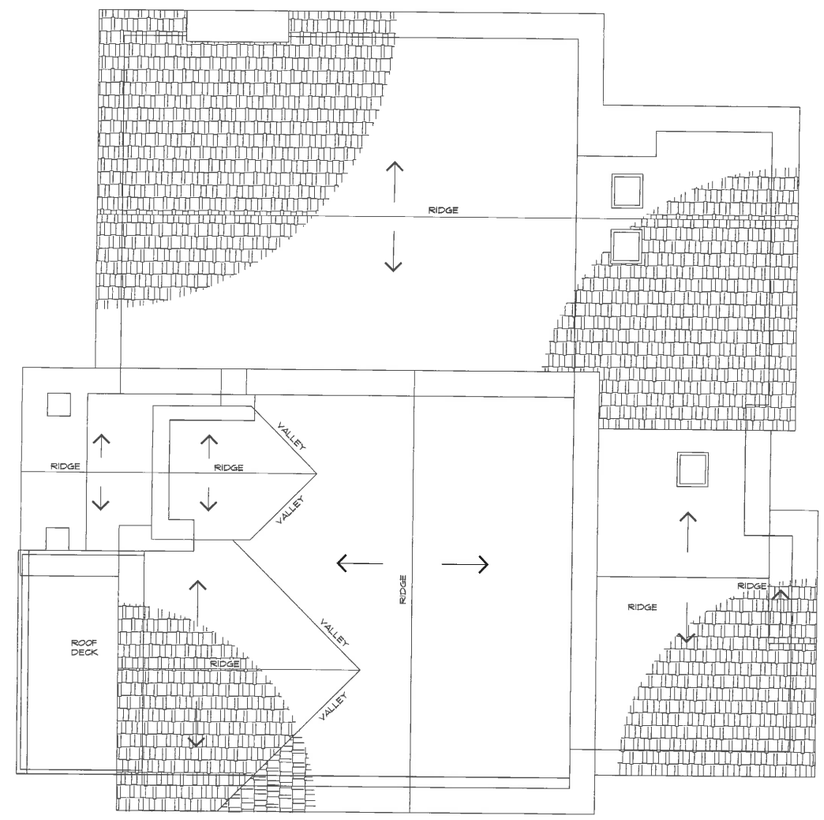
MARK	SIZE	LOCATION	MATERIAL	CORE	TYPE	REMARKS	HARDWR	MODEL
1	3'-0"x7'-0"	ENTRY	WOOD	GLASS	SWING	ARCHED TOP W/ 1'-0" SIDELITES TEMP'D	ENTRY	
2	12'-0"x6'-8"	LIVING ROOM	WOOD	GLASS	SWING	4-3080, 0XX0	ENTRY 2	
3	5'-0"x6'-8"	DINING ROOM	WOOD	GLASS	SWING	TEMP'D FRENCH	ENTRY 2	
4	3'-0"x6'-8"	KITCHEN	WOOD	GLASS	SWING	TEMP'D	ENTRY 2	
5	6'-0"x6'-8"	BEDROOM 2	WOOD	GLASS	SWING	TEMP'D	ENTRY 2	
6	9'-0"x7'-0"	GARAGE	WOOD	WOOD	OVRHD		OVRHD	
7	7'-6"x6'-8"	MSTR BDRM	WOOD	GLASS	SLIDING	TEMP'D	ENTRY 2	
8	3'-0"x6'-8"	GARAGE	WOOD	WOOD	SWING	20 MIN. RATED, SELF CLOSING	ENTRY 2	
9	2'-0"x6'-8"	POWDER RM	WOOD	WOOD	SWING		BATH	
10	2'-8"x6'-8"	LAUNDRY	WOOD	WOOD	SWING		BED	
11	6'-0"x6'-8"	BEDROOM 1	WOOD	LOUVER	SLIDING	HEAVY DUTY HARDWARE	--	
12	2'-6"x6'-8"	BEDROOM 1	WOOD	WOOD	SWING		BED	
13	2'-6"x6'-8"	BEDROOM 2	WOOD	WOOD	SWING		BED	
14	6'-0"x6'-8"	BEDROOM 2	WOOD	LOUVER	SLIDING	HEAVY DUTY HARDWARE	--	
15	2'-0"x6'-8"	BATH 1	WOOD	LOUVER	SWING		BATH	
16	PR 1'-6"x6'-8"	UTILITY	WOOD	WOOD	SWING		CLOSET	
17	2'-6"x6'-8"	CLOSET	WOOD	WOOD	SWING		CLOSET	
18	2'-4"x6'-8"	MASTER BATH	WOOD	WOOD	SWING		BATH	
19	2'-4"x6'-8"	MASTER BATH	WOOD	WOOD	SWING		BATH	
20	2'-6"x6'-8"	MSTR BEDRM	WOOD	WOOD	SWING		BED	
21	2'-4"x6'-8"	MSTR CLOSET	WOOD	WOOD	SWING		CLOSET	

DOOR NOTES:
1. ALL GLAZING TO BE DOUBLE GLAZED, TEMP'D. U.O.N.
2. EXTERIOR PATIO DOORS AND SWINGING DOORS TO BE SIERRA PACIFIC

WINDOW SCHEDULE

MARK	SIZE	LOCATION	TYPE	REMARKS
A	NOT USED			
B	7'-0"x5'-0"	KITCHEN	3CSMT	XOX
C	2'-6"x3'-0"	BATH 1	CASEMENT	TEMP
D	2'-0"x4'-0"	BEDROOM 2	CASEMENT	
E	2'-0"x4'-0"	BEDROOM 2	CASEMENT	
F	NOT USED			
G	6'-0"x4'-0"	BEDROOM 1	SLIDER	
H	6'-0"x3'-0"	GARAGE	3CSMT	XOX
2A	4'-6"x2'-6"	STAIRWAY	DBL CSMT	
2B	2'-0"x3'-0"	MASTER TOILET	CASEMENT	TEMP'D
2C	2'-0"x3'-0"	MASTER BATH	CASEMENT	TEMP'D
2D	5'-0"x4'-6"	MASTER BATH	DBL CSMT	TEMP'D
2E	7'-6"x4'-6"	MASTER BEDRM	CSMT	XOX

WINDOW NOTES:
1. ALL GLAZING TO BE DOUBLE GLAZED, U.O.N.
2. ALL WINDOWS TO BE SIERRA PACIFIC WOOD WINDOWS - U.N.O.
3. ALL GLAZING TO BE LOW "E" GLASS
4. ALL DOORS AND WINDOWS TO HAVE A 2" NAILING FIN.



ROOF PLAN
1/4" = 1'-0"

0 1 2 4 8 16

STREET PROFILE
1/8" = 1'-0"

0 1 2 4 8 16 32

REVISIONS

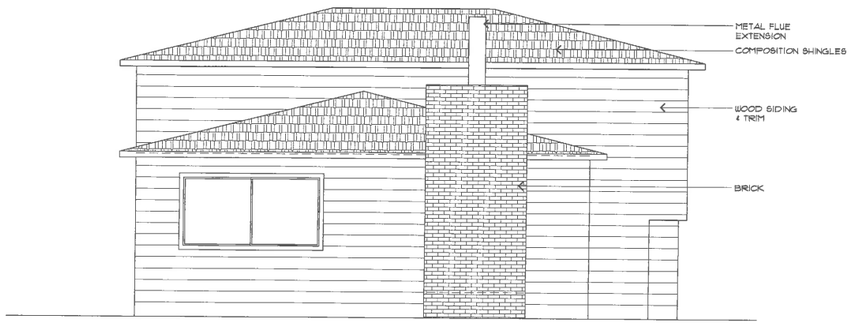
NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

REMODEL AND ADDITIONS FOR:
Scott & Diane Green
DOLORES, 3NE SANTA LUCIA CARMEL, CA
APN 010-165-026

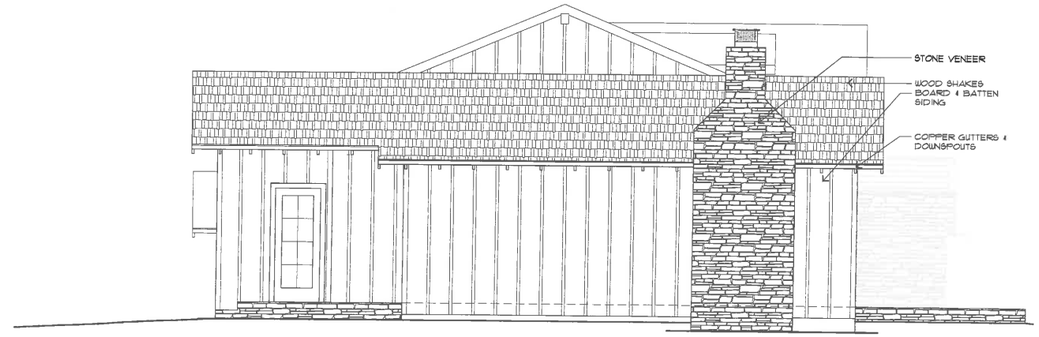
DATE: 1/28/2016
PROJECT NO. 15032
DRAWN BY:
CHECKED BY:
SHEET TITLE: ROOF PLAN

SHEET NO. A-3
OF FIVE SHEETS



EXISTING NORTH

¼" = 1'-0"

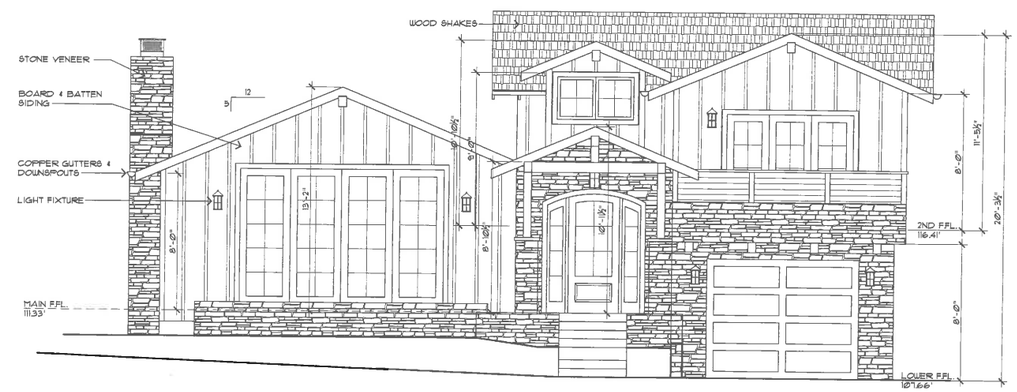


PROPOSED NORTH

¼" = 1'-0"

EXISTING WEST

¼" = 1'-0"



PROPOSED WEST

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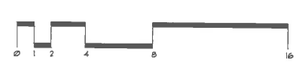


REVISIONS

NO.	DATE

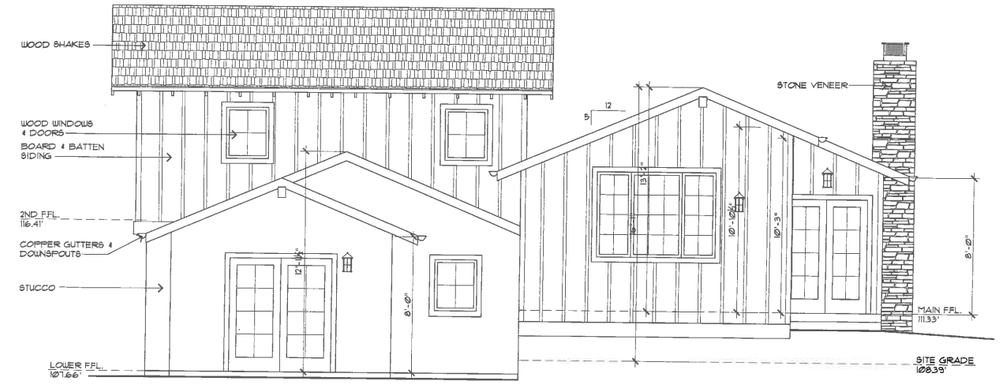
WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

REMODEL AND ADDITIONS FOR:
Scott & Diane Green
DOLORES, 3NE SANTA LUCIA CARMEL, CA
APN 010-165-026

DATE: 1/28/2016
PROJECT NO. 15032
DRAWN BY:
CHECKED BY:
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NO. A-4
OF FIVE SHEETS

EXISTING EAST

1/4" = 1'-0"

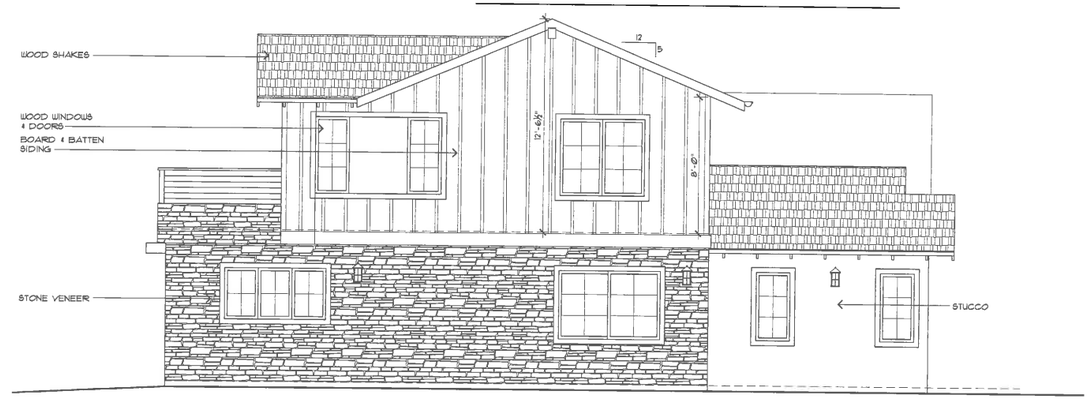


PROPOSED EAST

1/4" = 1'-0"

EXISTING SOUTH

1/4" = 1'-0"



PROPOSED SOUTH

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

REMODEL AND ADDITIONS FOR:

Scott & Diane Green

DOLORES, 3NE SANTA LUCIA CARMEL, CA

APN 010-165-026

DATE: 1/28/2016

PROJECT NO. 15032

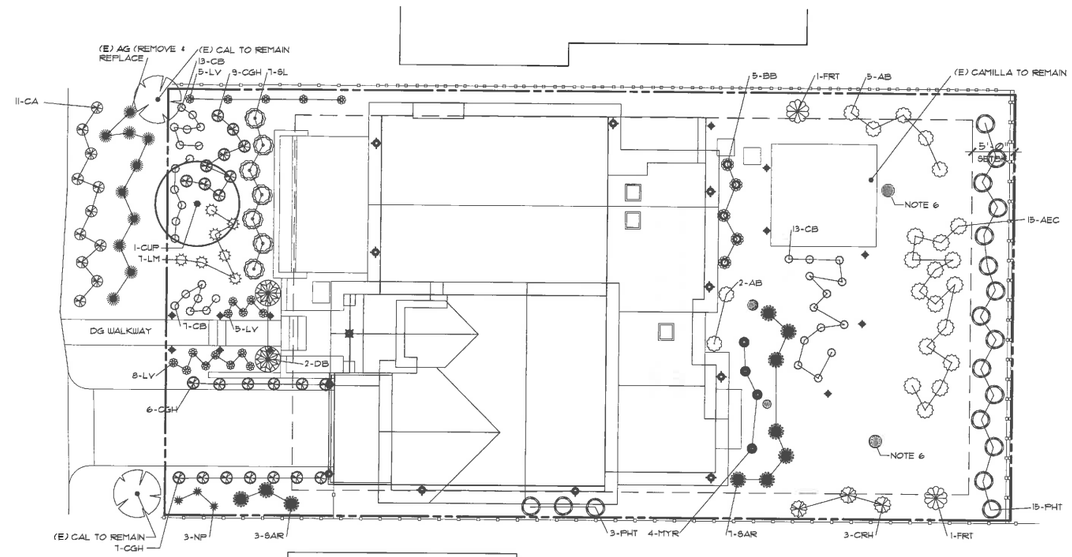
DRAWN BY:

CHECKED BY:

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NO. A-5

OF FIVE SHEETS



LANDSCAPE & LIGHTING PLAN

1/8" = 1'-0"

PLANT MATERIALS LIST

	ABBREV.	BOTANICAL NAME	
TREES	CUP	CUPRESSUS MACROCARPA	24" BOX
	PHT	PHOTINIA FRASERI, STD.	15 GAL
	AEC	ARCTOSTAPHYLOS "EMERALD CARPET"	1 GAL
	AG	AGAPANTHUS	1 GAL
	AB	ABELIA GRANDIFLORA	5 GAL
	BB	BERBERIS DARWINII	5 GAL
	CGH	CEANOTHUS GRISEUS HORZTLS.	1 GAL
	CRH	C. "RAY HARTMAN"	5 GAL
	CAL	CALLISTEMON	(E)
	CB	CORREA "CARMINE BELLS"	5 GAL
	DB	DIETES BICOLOR	5 GAL
	FRT	FREMONTODENDRON C. "SAN GABRIEL"	5 GAL
SHRUBS	LM	LANTANA MONTEVIDENSIS	1 GAL
	LV	LAVANDULA "GOODWIN CRK"	1 GAL
	MYR	MYRSINE AFRICANA	5 GAL
	NP	NERATA FAASSENI	1 GAL
	SAR	SARCOCOCCA RUSCIFOLIA	1 GAL
	SL	SALVIA LEUCANTHA	1 GAL

LANDSCAPE NOTES:

1. PLANTING TO BE CONTROLLER-IRRIGATED BY DRIP EMITTERS
2. REMOVE ALL EXISTING LANDSCAPING FROM SITE UNLESS OTHERWISE NOTED.
3. PLANT PITS - DIG HOLES TWICE SIZE OF CONTAINER WIDTH AND 6" DEEPER BACKFILL WITH 1 PART PLANTER'S MIX AND 1 PART NATIVE SOIL. FERTILIZE WITH SIMPLOT 15-15-15 WITH SULPHUR.
4. PROTECT ALL TREES W/CONTINUOUS 2X4'S AND ORANGE NETTING MINIMUM 8' HIGH
5. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED SHALL COMPLY WITH THE REQUIREMENTS OF CGBSC SECTION 4.304.1
6. PROTECT MAGNOLIA TREES DURING CONSTRUCTION PER CITY STANDARDS

EXTERIOR LIGHTS

EXTERIOR WALL LIGHT
HUBBARTON FORGE - 35893F (FLUORESCENT MAX 375 LUMENS)

EXTERIOR HANGING FIXTURE
HUBBARDTON FORGE - 365786-03-G78 (25 W MAX INCANDESCENT)

15 WATT MAX PATH LIGHT
HINKLEY LIGHTING #1561

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

REMODEL AND ADDITIONS FOR:
Scott & Diane Green
DOLORES, 3NE SANTA LUCIA CARMEL, CA
APN 010-165-026

DATE: 3/22/2016
PROJECT NO. 15032
DRAWN BY:
CHECKED BY:
SHEET TITLE: LANDSCAPE PLAN
SHEET NO. LS-1
OF ONE SHEETS

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Subject: Consideration of a floorplan revision for an approved retail wine tasting room (UP 15-188) at a space located in the Central Commercial (CC) Zoning District

---

Recommendation: Approve the proposed floorplan revision.

Application: UP 15-188 **APN:** 010-086-006
Block: 78 **Lots**: All
Location: SE Corner of Ocean Avenue and Mission Street
Applicants: Anthony Baldini, Jr. and David Peartree
Property Owner: OWRF Carmel, LLC

Background and Project Description:

On September 23, 2015 the Planning Commission issued a Use Permit (UP 15-188) to Hahn Family wines to establish a retail wine tasting room in the Carmel Plaza. Hahn Family Wines grows its grapes in the Santa Lucia Highlands and has a Type 02 licensed winery located in Soledad, CA (Monterey County).

The applicant is requesting to revise the approved floor layout. The original approved floorplan (Attachment A) includes two separate seating areas; one at the front of the space and one of the rear that consisting of sofas and chairs with a total of 10 seats. There is also a bar at the northeast corner of the space. Approximately 29% of the space is devoted to tasting area.

The revised floor layout (Attachment B) places the entire seating area at the rear of the space, consisting of sofas and chairs with a total of 10 seats. The applicant has added a gas fireplace to the seating area. A bar is still proposed at the northeast corner of the space, but has been substantially reduced in size. Approximately 29% of the space is devoted to tasting area.

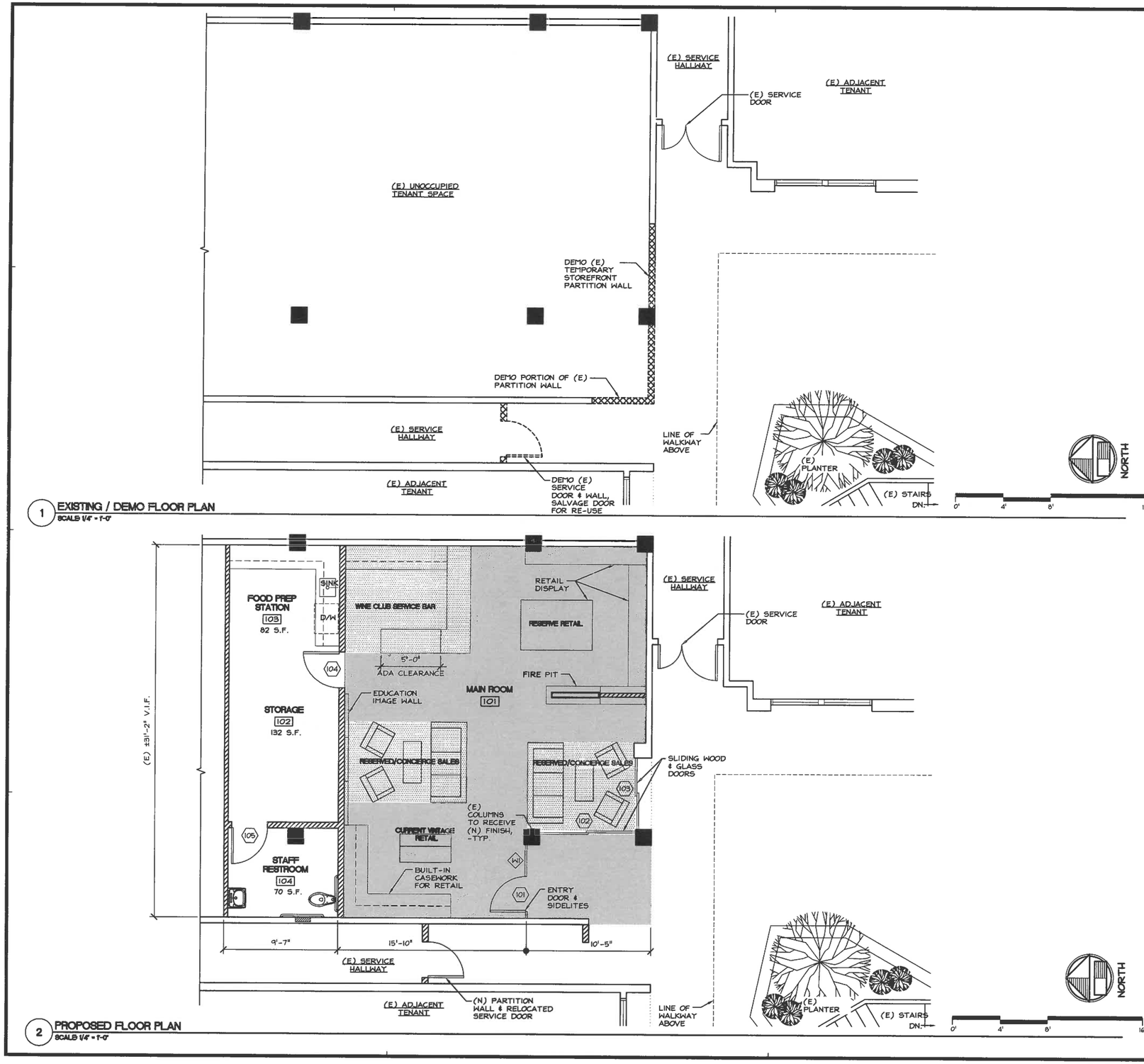
Staff supports the proposed change to the floor layout, which includes a reduction in the size of the bar and places the seating area at the back of the space which gives the business a more retail-oriented appearance.

Environmental Review: The application qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 exemptions include projects involving limited new construction projects and conversion of small structures. The proposed project does not present any unusual circumstances that would result in a potential significant environmental impact.

ATTACHMENTS:

- Attachment A – Approved Floorplan
- Attachment B – Revised Floorplan

Attachment A - Original Approved Plan



GENERAL NOTES

1. ALL NON-BEARING INTERIOR PARTITIONS TO BE CONSTRUCTED OUT OF 2x4 WOOD STUDS @ 16" O.C. U.O.N.

DEMO LEGEND

(E) PARTITION WALL TO BE DEMOLISHED

(E) PARTITION WALL TO REMAIN

PROPOSED LEGEND

(N) NON-BEARING INTERIOR PARTITION WALL

(E) PARTITION WALL TO REMAIN

101 ROOM NUMBER

DOOR NUMBER

WINDOW NUMBER

RETAIL SPACE / WINE EDUCATION: 556 S.F. (71% OF MAIN ROOM)

WINE TASTING: 230 S.F. (29% OF MAIN ROOM)

TOTAL S.F.: 786 S.F.

BACK OF HOUSE STORAGE, FOOD PREP, RESTROOM: 284 S.F.

REV.	DATE	BY	DESCRIPTION
	5/15/15	M.H.	C.U.P. SUBMITTAL
	7/13/15	M.H.	C.U.P. SUBMITTAL REV. #1
	7/15/15	M.H.	C.U.P. SUBMITTAL REV. #2

LICENSED ARCHITECT BRADY NOEL BELLI C-30852 Exp. 12/31/15 STATE OF CALIFORNIA

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408

FLOOR PLAN
NEW TASTING ROOM FOR:
HAHN FAMILY WINES
OCEAN AVE. & MISSION ST.
CARMEL PLAZA SUITE 104-B
CARMEL, CA 93923

DATE 5/29/15
SCALE AS NOTED
DRAWN MH
JOB 15003
SHEET A2.1
OF . SHEETS

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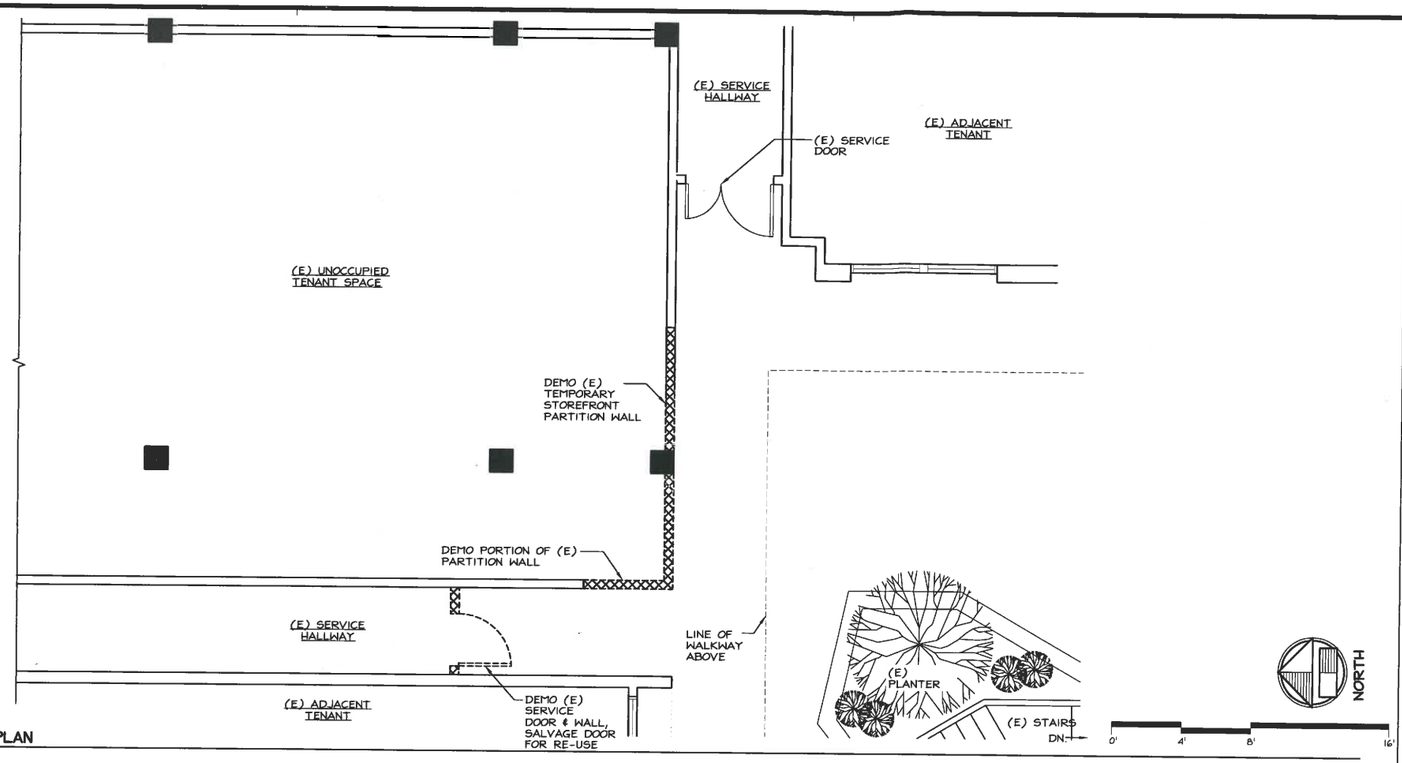
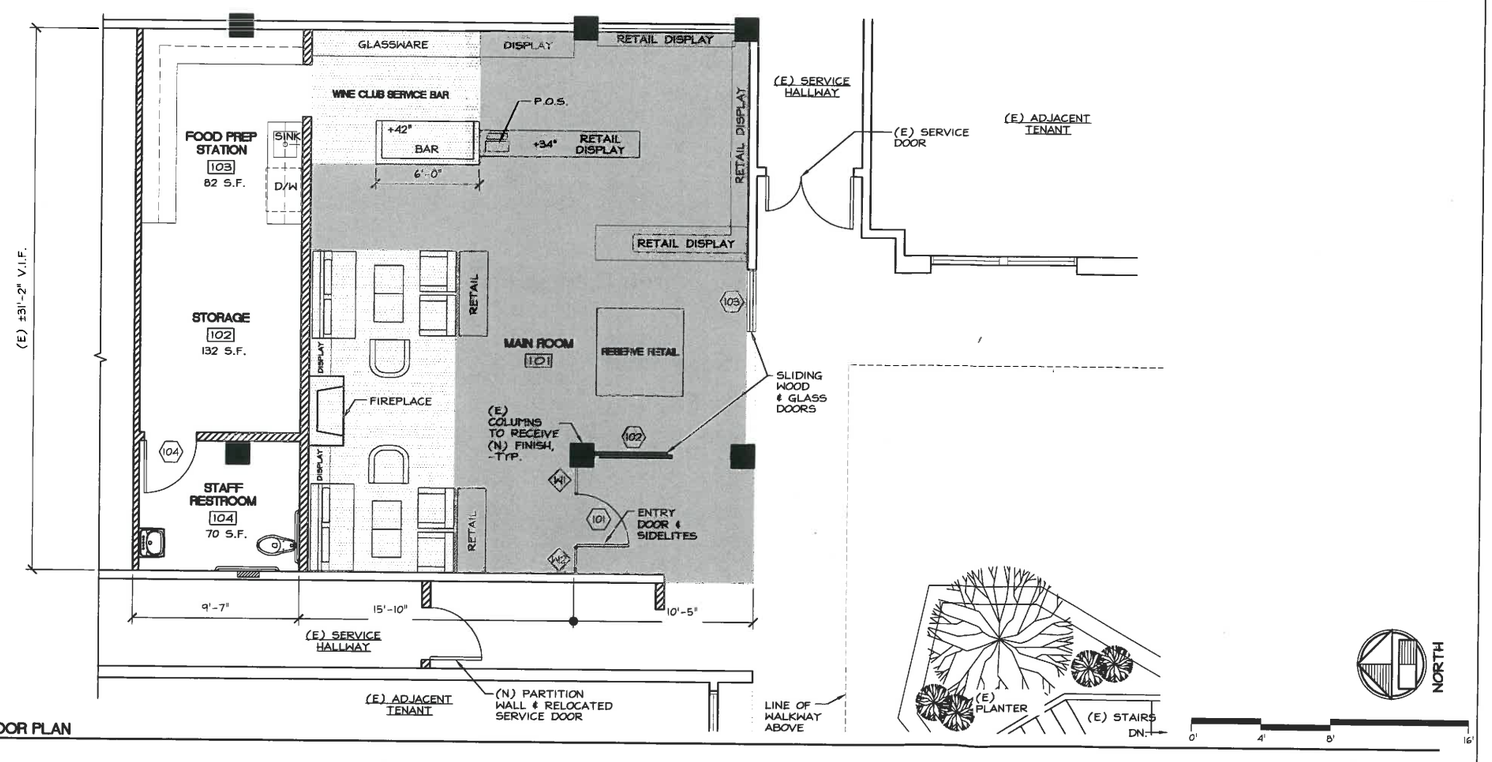
Attachment B - Revised Floorplan



1 EXISTING / DEMO FLOOR PLAN
SCALE 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. ALL NON-BEARING INTERIOR PARTITIONS TO BE CONSTRUCTED OUT OF 2x4 WOOD STUDS @ 16" O.C. U.O.N.

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(E) PARTITION WALL TO BE DEMOLISHED

(E) PARTITION WALL TO REMAIN

PROPOSED LEGEND

(N) NON-BEARING INTERIOR PARTITION WALL

(E) PARTITION WALL TO REMAIN

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DOOR NUMBER

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WINE TASTING: 230 S.F. (29% OF MAIN ROOM)

TOTAL S.F.: 786 S.F.

BACK OF HOUSE STORAGE, FOOD PREP, RESTROOM: 284 S.F.

RECEIVED
APR 04 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

REV.	DATE	BY	DESCRIPTION

LICENSED ARCHITECT
BRYAN NOEL FENTRESS
C-30852
Exp. 12/31/17
STATE OF CALIFORNIA

Belli Architectural Group
313 Salinas Street
Salinas, California
Phone (831) 424-4620
Fax (831) 424-4408

BAG architectural group

FLOOR PLAN
NEW TASTING ROOM FOR:
HAHN FAMILY WINES
OCEAN AVE. & MISSION ST.
CARMEL PLAZA SUITE 104-B
CARMEL, CA 93923

DATE	
SCALE	AS NOTED
DRAWN	CE
JOB	16025
SHEET	A2.1
OF SHEETS	87

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CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Track 1 Design Study (DS 15-405) referral for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:
Approve Design Study (DS 15-405) subject to the attached findings and conditions.

Application:	DS 15-405	**APN:**	010-266-010
Block:	M	**Lot**:	12 and 14
Location:	Carmelo Street, 4 SE of Ocean Avenue		
Applicant:	Claudio Ortiz	**Property Owner:**	James Cordano

Background and Project Description:
The property is 8,000 square feet in size and includes an existing residence and an attached carport. A Historic Determination of Ineligibility for the residence was issued by the Planning Department on May 6, 2015.

The applicant has submitted plans for a remodel of the existing residence but does not propose any increase to existing square footage on the property. The property is currently developed with a three-story, 3,856.4 square-foot residence with attached carport.

PROJECT DATA FOR A 8,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,960.0 sf (37%)	4,227.9 sf (52.8%)[1]	No Change
Site Coverage	971 sf	2,426.0 sf	2,185.9 sf
Trees	3 Upper /1 Lower (recommended)	1/8	No Change
Ridge Height (1st/2nd)	18'/24'	31.3' (3-story bldg.)	No Change
Plate Height (1st/2nd)	12'/18'	25.0'	No Change
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	15' to carport 34'-4" to residence	No Change
Composite Side Yard	20' (25%)	29' – 9"	No Change
Minimum Side Yard	3'	11' - 0"	No Change
Rear	15'	13'-8"	29'-0"

The proposed remodel includes the following components:

1. Remove the residence's exterior vertical wood siding and replace with wood shingles from main floor plate up and board and batten to be installed on ground floor exterior. Color will be a light brown;
2. Rebuild and enclose the existing carport and convert to garage with board and batten exterior to match the ground floor of the residence. The existing carport roof foot print would also be reduced;
3. Remove the glass enclosure above the existing carport and replace with wood guardrail;
4. Remove the backyard patio fireplace and construct a new fireplace;
5. Remove a 252 square-foot patio on the north side of the backyard;
6. Expand the 'entry patio' by 25.4 square feet (this patio is on the east side of the house);
7. Remove all the aluminum clad windows and replace with wood framed windows;
8. Install new exterior lighting to include wall mounted, landscape path and low elevation wall mounted lighting. Existing landscape lighting will be removed and replaced per plans; and
9. Install two oriel windows on the top floor of the west elevation.

[1] Includes 388.5 square-foot carport.

Staff has referred this application to the Planning Commission because it is a relatively substantial change to a non-conforming building. If the Commission has concerns that cannot be addressed at one meeting, it may continue the application.

Staff analysis:

Non-Conforming Buildings: As shown in the above table, this residence is non-conforming with regard to floor area and height. Carmel Municipal Code (CMC) Section 17.36.020.A., states, *"A building or structure that was lawfully established, but does not conform to existing zoning regulations, shall be deemed a nonconforming structure and may be used and maintained."* Furthermore, CMC Section 17.36.030.A. states, *"A lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter."* The proposed alterations are cosmetic in nature and the applicant is not increasing any non-conforming features of the residence.

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage maintaining "*a forested image on the site*" and for new construction to be at least six feet from significant trees.

The City Forester reviewed the property in May 2015, as part of the City's Site Assessment protocols and identified nine trees on the property, of which one is a significant Coast redwood tree and two are moderately significant trees – a Holly and a Coast redwood. The remaining trees are classified as "not-significant". Both redwoods are in the backyard adjacent to the north property line. The Holly tree is in the side yard adjacent to the south property line. The property is currently heavily canopied with existing live trees. One additional oak is located in the public ROW and two Black acacias stand on the south property boundary within the public ROW; trees in the ROW will remain. The City Forester recommends that one upper and one lower canopy tree be planted. In staff's opinion, the proposed residence meets the objectives of Residential Design Guidelines 1.1 through 1.4.

Privacy & Views: Residential Design Guidelines 5.1 through 5.3 state that *"designs should preserve reasonable solar access to neighboring parcels"* and *"maintain privacy of indoor and outdoor spaces in a neighborhood"* and *"maintain view opportunities."*

The applicant proposes two oriel windows to the upper floor west elevation and new wood clad windows elsewhere throughout the building. The most significant change with potential to affect

privacy is on the east elevation on the second floor where two small windows (3.75 sf each) will be replaced with four small windows (4 sf each); an increase of 8.5 sf of window area on the east elevation. The proposed windows are set at the top of the landing on the second floor for purposes of bringing light into that area of the residence; they are not "view" windows. Views to the property to the east are significantly filtered by heavy vegetation and so the net increase of two windows should not affect privacy of the adjacent neighbors.

There is also a change in window area on the south elevation where there is an increase in window area from 14 sf to 18 sf. The change to the south side is related to removal of one of the two existing bathroom windows and installation of a bedroom window on the second floor. Review of the new window placement indicates there would be no impacts to the privacy of the adjacent residence to the south. It is also relevant to note that the south side yard is heavily vegetated with low, medium and tall shrubs and trees thereby creating an effective visual buffer between the two residences. With regard to privacy, staff concludes that the proposed remodel will not have an impact to privacy. The new window installation on the north elevation will not change the status quo and no impacts to privacy will occur.

Through the placement and size of windows, the design respects the rights to reasonable privacy on adjoining properties. In staff's opinion, the proposed residence meets the objectives of Residential Design Guidelines 5.1 through 5.3.

No view impacts will occur as the project does not change the shape of the house or add square footage.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.6 encourages a building's mass to relate "*to the context of other homes nearby"* and to "*minimize the mass of a building as seen from the public way or adjacent properties."* Further, these guidelines state that "*a building should relate to a human scale in its basic forms*."

The applicant is proposing to remodel the existing exterior surface of the residence as well as remove the carport and construct a garage in its place. These changes will not substantially change the mass and bulk of the residence, although removal of the glass enclosure from atop the carport should diminish somewhat the bulk of the building. Therefore, in staff's opinion, the proposed residence meets the objectives of Residential Design Guidelines 7.1 through 7.6.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.3 state that *"Shallow to moderately pitched roofs are appropriate on one-story buildings. More steeply pitched roofs with low plate lines can be used on two-story buildings."* The Guidelines emphasize using "*restraint*" and "*simplicity*" in building forms, which should not be complicated, and roof lines, which should "*avoid complex forms*."

The primary change in the design of the building includes installation of oriel windows, removal of the plywood exterior and installation of wood shake and board and batten exterior, and enclosing the existing carport to create a garage, and replacement of the glass and wood wall above the carport with a wood railing. An existing fireplace in the backyard will be removed and replaced with a new fireplace. No changes to the roof form are proposed. In staff's opinion, the proposed building style in the context of the neighborhood meets the objectives of Residential Design Guidelines 8.1 through 8.3.

***Garage/Driveway*:** Design Guidelines 6.1 and 6.2 states, "*Garages integrated into the building design are encouraged*", "*Keep the mass of a garage subordinate to that of the house*", and *"parking facilities that maintain or enhance variety along the street edge are encouraged"*. The existing carport is approximately 380 square feet. Per the project plans the carport will be enclosed with board and batten to create a garage. The garage doors will be wood with multiple pane windows at the top of each garage door panel. The existing carport roof deck will be reduced in size. In staff's opinion, the proposed garage design and garage location is consistent with these guidelines. The driveway material will be pavers as shown on Sheet 16, set in sand the full width of the garage.

***Site Coverage*/Landscaping:** Per Municipal Code Section 17.10.030.C, site coverage shall be limited to a maximum of 22 percent of the base floor area allowed for the site (Note: on an 8,000 square-foot site this equals 651 square feet). In addition, if at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area may be allowed. For this 8,000 square foot lot the total amount of coverage is allowed to be 971 square feet; the project plans show that there is 2,426.0 sf of existing coverage. The applicant will be removing 240 sf of brick patio on the north portion of the rear yard thereby 2,185.9 sf of site coverage is proposed. In staff's opinion, the proposed site coverage is consistent with the Municipal Code. The applicant does not propose any changes to the landscaping.

Exterior Lighting: The City's Residential Design Guidelines, Section 11.8, states, "*Preserve the low nighttime lighting character of the residential neighborhoods". Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways, and patios," and "[…] Point lights downward to reduce glare and avoid light pollution", "Locate and shield fixtures to avoid glare and excess lighting as seen from the neighboring properties and from the street".*

Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

The location of the proposed wall-mounted light fixtures (Fixture A) are depicted on the Sheets 11 and 12 of the Project Plans. The style of lights to be mounted are shown on Sheet 16. There are no wall lights on the east elevation, but only one hanging light (Fixture B). The wall lights will not exceed 25 watts. Staff does not support wall-mounted light fixtures as they are without seeded glass. The existing landscape lighting will be removed entirely and replaced with landscape lighting at fixed locations shown on Sheet 3. The style of light fixture to be used in the landscaping is shown on Sheet 16 (Fixture C). There appears to be only one location where the flush-mounted landscape light will be installed (Fixture D located in the backyard).

Final Details: The Residential Design Guidelines Final Details Review process seeks to promote building style that will be compatible with the design traditions of the community. At the same time, some variety in the details of construction is encouraged as a means of promoting diversity. The stated objectives in Section 9.0 of the Guidelines include:

- *To promote a diversity of architectural styles that are also compatible with the village-in-a-forest context;*
- *To promote simplicity in building design;*
- *To promote buildings that are in scale; and*
- *To continue the use of "natural" building materials.*

In its current condition, the architecture of the residence is an odd assortment of confusing and incoherent lines and dimensions that are the result of the flat, wood-sided exterior, combined with an awkward mix of window placement and inconsistent window sizes. There is a beautifully

crafted chimney that stands prominently at the center of the west elevation, but it is somewhat diminished by the incoherent jumble of building lines. Exacerbating this is the combination of the carport and the wood and glass deck enclosure that creates a massive dark, boxy structure at the front of the residence.

The current plans include the addition of oriel windows to the second floor (with multiple panes and mullions), and replacing the existing plywood siding with wood shake, board and batten. The proposed light-brown colored wood shake exterior and oriel windows will add depth and interest to the residence, especially the west elevation, and represents a substantial improvement over existing conditions; proposed wood clad windows will also improve the situation. To an extent, the tall appearance of the residence will be tempered by the protruding oriel windows and wood shake exterior, and replacement of the carport with the garage and replacement of the wood and glass wall above the carport with a simple wood railing creates a better architectural cohesiveness.

However, there is the matter of inconsistent window styles between the lower and main floors and the upper floor, with the upper floor having multiple panes and mullions, and the lower and main floors having fixed light. This combination of window types on all elevations does not create cohesiveness and is inconsistent with Building Design Section 9.11, which requires that *"window styles and materials should be uniform throughout a building"*. This inconsistent window style is most pronounced on the west elevation facing Carmelo Street. In staff's opinion, the proposed windows are not consistent with the above noted guideline. A condition has been drafted requiring that the style of windows throughout the residence be consistent.

Public ROW: The portion of the City Right-of-Way (ROW) between the front property line and edge of road pavement contains a variety of landscape features to include stone retaining wall, shrubs, vegetative ground cover, stone walk path and steps. An encroachment permit will be required for the existing ROW hardscape and landscape and is a condition of approval.

Alternatives: Staff has included Findings and Conditions that the Commission can adopt if the Commission accepts the design. However, if the Commission does not support the design, then the Commission has the option to modify the design or could continue the application with specific direction given to the applicant.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes the construction of one single-family residence in a residential zone, and therefore qualifies for a Class 3 exemption.

The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Project Plans

Attachment A – Site Photographs

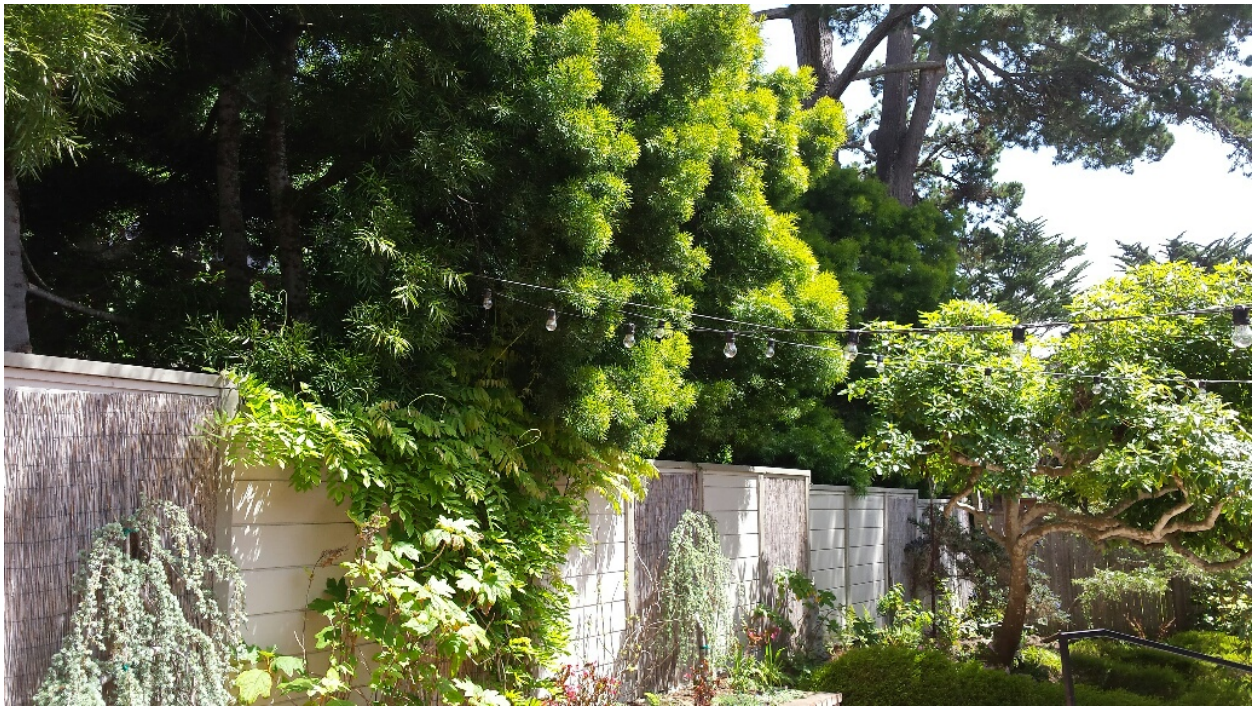
Front / West elevation

Front / Carmelo Street Right-of-Way

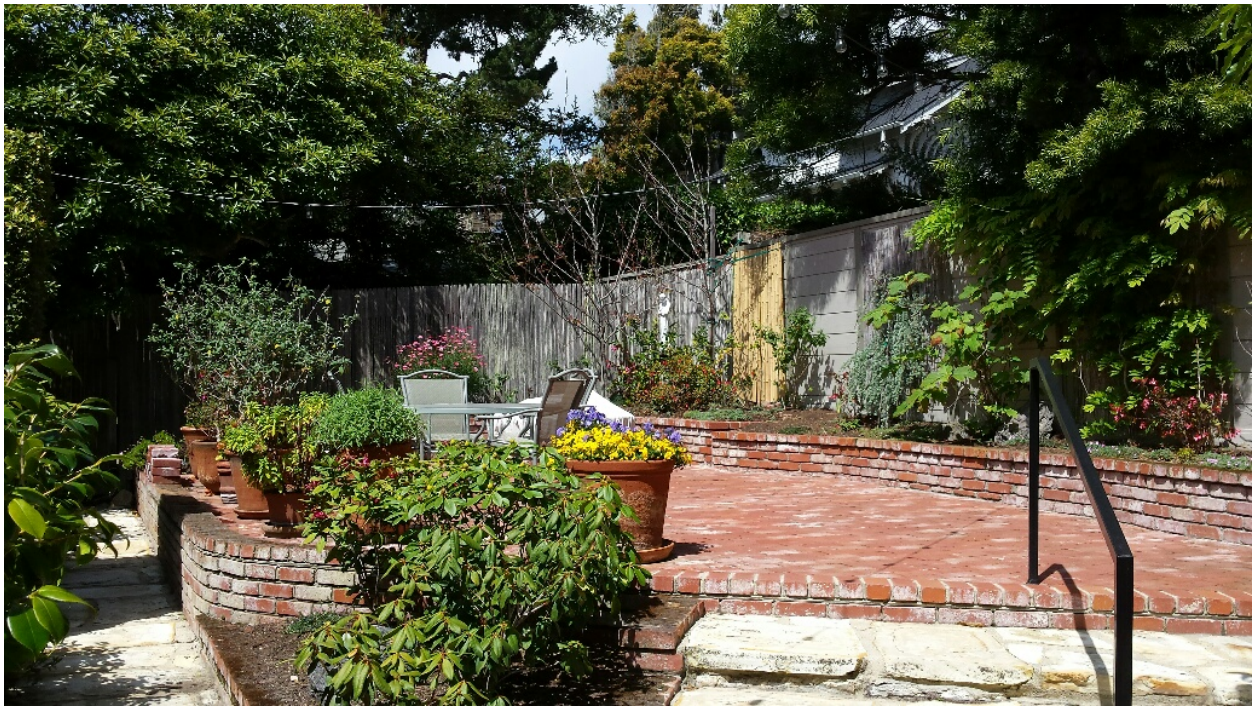
Front / West elevation

Back yard / East elevation

Back yard fence line



Back yard



Attachment B – Findings for Approval

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.080 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	

8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment C – Conditions of Approval

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 15-405) authorizes a remodel of an existing residence to include: 1) the conversion of the existing 380 sf carport to a 380 sf garage, 2) replacement of the existing carport deck with wood and glass enclosure with wood guardrail, 3) new wood shake and board and batten exterior, 4) new wood clad windows and doors, and 5) demolition of a free-standing backyard fire place and construction of a back patio fireplace w/ chimney.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If	✔

	roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	**N/A**
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔

13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	**N/A**
16.	Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	**N/A**
19b.	All new construction involving excavation shall immediately cease if cultural	✔

	resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	**N/A**
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The plans shall be revised to indicate that the wall-mounted light fixtures will include seeded glass.	✔
23.	Prior to final inspection, the applicant will obtain an encroachment permit.	✔
24.	The style of windows shall be consistent throughout the residence.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department.

Cordano Residence Remodel

Carmelo 4 S/e of Ocean
Carmel-by-the-Sea, California
APN: 010-266-008
BLOCK: M LOTS: 12 & 14

WEST ELEVATION

PROJECT DATA

LOT SIZE 8,000 SQ.FT.
ZONING R-1
A.P.N. 010-266-010
ADDRESS BLOCK: M LOTS: 12 & 14

FLOOR AREA

FLOOR AREA ALLOWED	2,960.0 Sq.Ft.	37.0%

EXISTING GROSS FLOOR AREA		
MAIN LEVEL	1,523.0 Sq.Ft.	
UPPER LEVEL	1,419.0 Sq.Ft.	
GROUND LEVEL	917.4 Sq.Ft.	
CARPORT	388.5 Sq.Ft.	
TOTAL (E) GROSS FLOOR AREA:	4,227.9 Sq.Ft.	52.8%

PROPOSED GROSS FLOOR AREA		
MAIN LEVEL	1,523.0 Sq.Ft.	
UPPER LEVEL	1,419.0 Sq.Ft.	
GROUND LEVEL	917.4 Sq.Ft.	
CARPORT	388.5 Sq.Ft.	
TOTAL (P) GROSS FLOOR AREA:	4,227.9 Sq.Ft.	52.8%

SITE COVERAGE

LAND COVERAGE ALLOWED	851.2 Sq.Ft.	8.0% of FAR
BONUS SITE COVERAGE	320.0 Sq.Ft.	4.0% of SITE
TOTAL COVERAGE ALLOWED	971.2 Sq.Ft.	12.1 %

EXISTING SITE COVERAGE		
EXISTING IMPERVIOUS COVERAGE		
DRIVEWAY	190.0 Sq.Ft.	
NORTH WALKWAY	96.3 Sq.Ft.	
ENTRY PATIO	429.0 Sq.Ft.	
NORTH CONC. PATIO	251.5 Sq.Ft.	
GARAGE STEPS	48.4 Sq.Ft.	
BBQ	14.0 Sq.Ft.	
TOTAL (E) IMPERVIOUS COVERAGE	1,029.2 Sq.Ft.	
EXISTING PERVIOUS COVERAGE		
ENTRY WALKWAY	329.0 Sq.Ft.	
SERVICE WALKWAY	100.0 Sq.Ft.	
NORTH WALKWAY	70.8 Sq.Ft.	
SOUTH PATIO	537.0 Sq.Ft.	
NORTH PATIO	360.0 Sq.Ft.	
TOTAL (E) PERVIOUS COVERAGE	1,396.8 Sq.Ft.	
TOTAL EXISTING COVERAGE	2,426.0 Sq.Ft.	

1

PROPOSED SITE COVERAGE		
PROPOSED IMPERVIOUS COVERAGE		
DRIVEWAY	190.0 S.F.	
NORTH WALKWAY	96.3 S.F.	
ENTRY PATIO	454.4 S.F.	
NORTH CONC. PATIO	0.0 S.F.	
GARAGE STEPS	48.4 S.F.	
BBQ	0.0 S.F.	
TOTAL (P) IMPERVIOUS COVERAGE	789.1 S.F.	
PROPOSED PERVIOUS COVERAGE		
ENTRY WALKWAY	329.0 S.F.	
SERVICE WALKWAY	100.0 S.F.	
NORTH WALKWAY	70.8 S.F.	
SOUTH PATIO	537.0 S.F.	
NORTH PATIO	360.0 S.F.	
TOTAL (P) PERVIOUS COVERAGE	1,396.8 S.F.	
TOTAL PROPOSED COVERAGE	2,185.9 S.F.	

SHEET INDEX

1. COVER NOTES
2. EXISTING SITE PLAN
3. PROPOSED SITE PLAN
4. TOPOGRAPHIC SURVEY
5. EXISTING FLOOR PLANS
6. EXISTING ELEVATIONS
7. TAKEDOWN AND REBUILD PLAN
8. PROPOSED MAIN LEVEL FLOOR PLAN
9. PROPOSED UPPER LEVEL FLOOR PLAN
10. PROPOSED GROUND LEVEL FLOOR PLAN
11. PROPOSED ELEVATIONS
12. PROPOSED ELEVATIONS
13. EXISTING & PROPOSED ROOF PLAN
14. PROPOSED WINDOW & DOOR SCHEDULES
15. PROPOSED WINDOW & DOOR SCHEDULES
16. EXISTING & PROPOSED MATERIALS
17. OVERLAP OF FLOOR LEVELS

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

SCOPE OF WORK

1. REMODELING AN EXISTING THREE STORY SINGLE FAMILY DWELLING WITH NO FLOOR AREA ADDITION.
2. REPLACING THE EXISTING VERTICAL WOOD SIDING WITH NEW CEDAR SHINGLES, NEW WOOD WINDOWS & DOORS.
3. ENCLOSING THE EXISTING CARPORT AND CONVERTING IT TO A GARAGE WITH WOOD SIDING. REMOVING THE EXISTING GUARDRAIL WITH GLASS AND REPLACING IT WITH A NEW WOOD GUARDRAIL.
4. REPLACING THE EXISTING GLASS PORCH ON THE EAST ELEVATION WITH A NEW PORCH AND TWO SKYLIGHTS. A NEW ARBOR OVER THE EXISTING PATIO ATTACHED TO THE PORCH AND EXTENDING THE PATIO.
4. ALL EXISTING HARDSCAPE TO REMAIN EXCEPT FOR THE NORTH CONCRETE PATIO AND A SMALL ADDITION TO THE EXISTING ENTRY PATIO.
5. INTERIOR WORK: KITCHEN, BATHROOMS, BEDROOMS AND LIVING AREAS ARE PROPOSED TO BE REMODEL.

VICINITY MAP

NOT TO SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
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CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVISIONS:
A.J.Ortiz 3-4-16 1

PROJECT:
Cordano Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-266-008-000
PROJECT NO.
15-15

ISSUE:
1-29-16

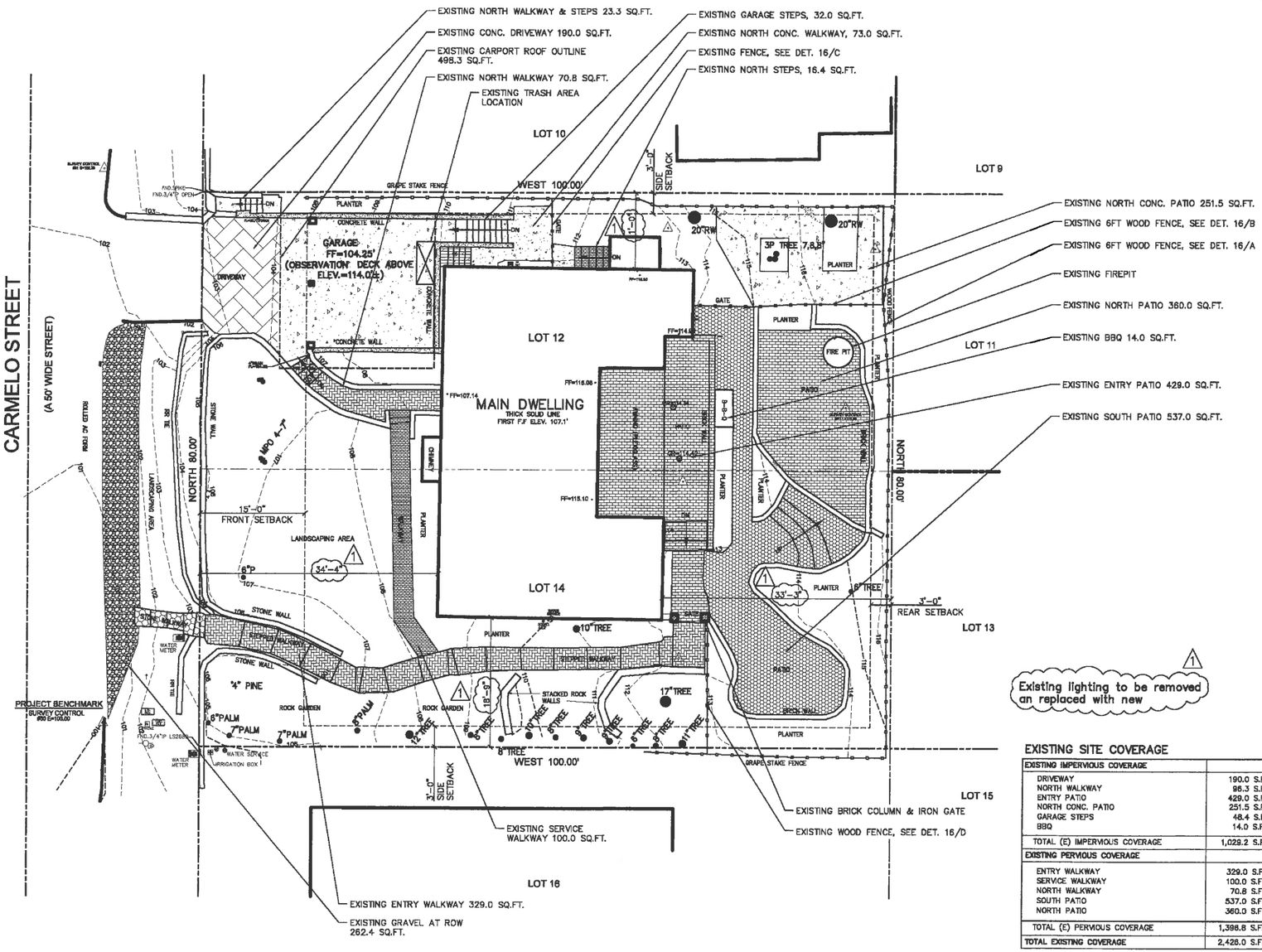
DRAWN BY:
C.O.

COVER PAGE

SCALE: 1' = 1/4"

LEGEND

- FENCE, SEE SITE PLN FOR HEIGHTS
- PROPERTY LINE
- MIN. SETBACKS
- EXISTING TREES TO REMAIN SHOWN SOLID HATCHED



EXISTING SITE COVERAGE

EXISTING IMPERVIOUS COVERAGE		
DRIVEWAY	190.0 S.F.	
NORTH WALKWAY	98.3 S.F.	
ENTRY PATIO	429.0 S.F.	
NORTH CONC. PATIO	251.5 S.F.	
GARAGE STEPS	48.4 S.F.	
BBQ	14.0 S.F.	
TOTAL (E) IMPERVIOUS COVERAGE	1,029.2 S.F.	
EXISTING PERVIOUS COVERAGE		
ENTRY WALKWAY	329.0 S.F.	
SERVICE WALKWAY	100.0 S.F.	
NORTH WALKWAY	70.8 S.F.	
SOUTH PATIO	537.0 S.F.	
NORTH PATIO	360.0 S.F.	
TOTAL (E) PERVIOUS COVERAGE	1,396.8 S.F.	
TOTAL EXISTING COVERAGE	2,426.0 S.F.	

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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REVIONS:
A.J.Ortiz 3-4-16 1

PROJECT:
Cordano Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-266-010-000
PROJECT NO.
15-15

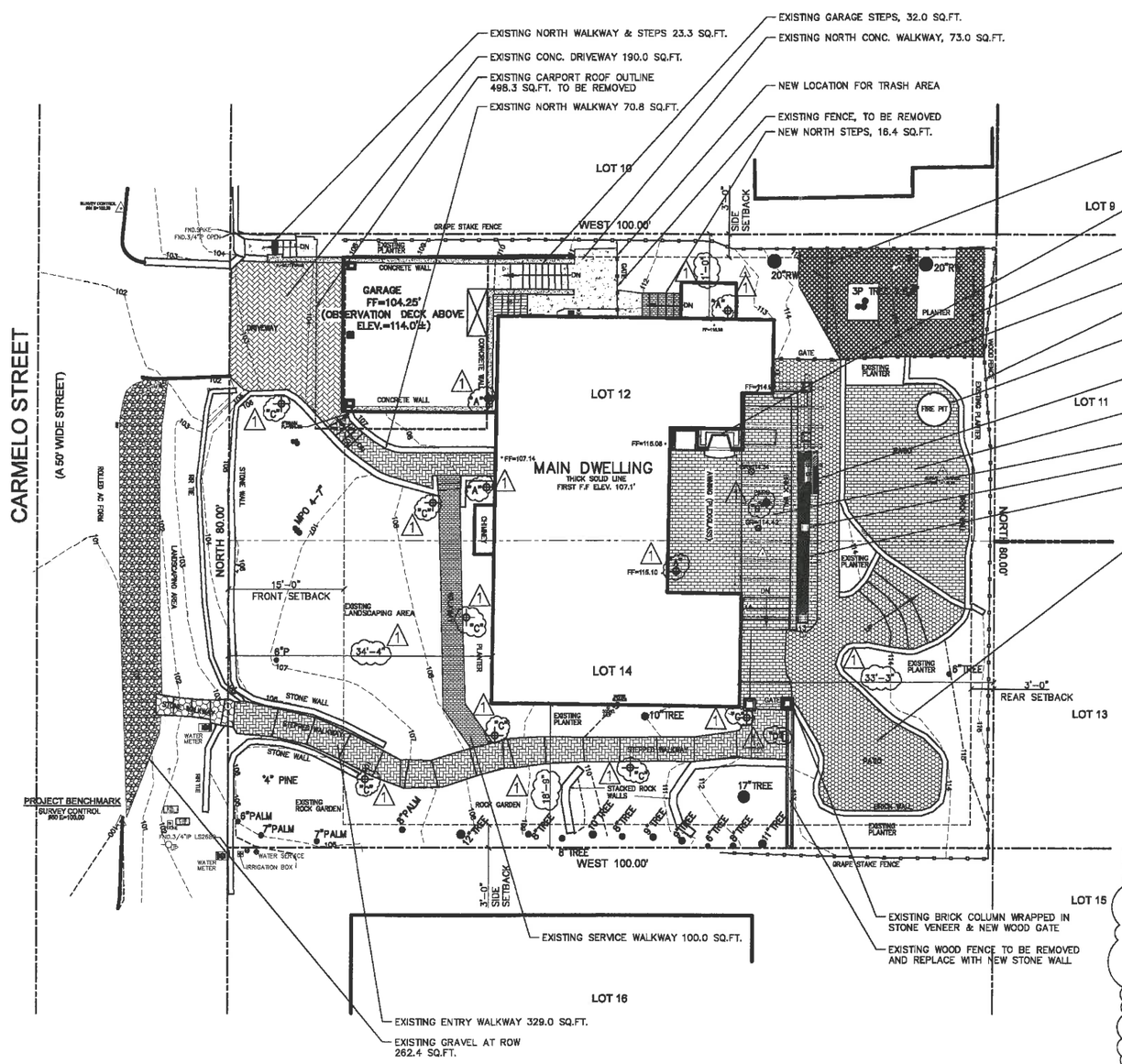
ISSUE:
1-29-16

DRAWN BY:
C.O.

EXISTING SITE PLAN

SCALE: 1" = 1/8"

2 106



LEGEND

- FENCE, SEE SITE PLN FOR HEIGHTS
- PROPERTY LINE
- MIN. SETBACKS
- EXISTING TREES TO REMAIN SHOWN SOLID HATCHED
- EXISTING HARDSCAPE TO BE REMOVED
- LED LANDSCAPE PATH LIGHTING SEE SHEET 16/"C"
- RECESSED WALL MOUNTED LIGHTING SEE SHEET 16/"D"

PROPOSED SITE COVERAGE

PROPOSED IMPERVIOUS COVERAGE		
DRIVEWAY	190.0 S.F.	
NORTH WALKWAY	98.3 S.F.	
ENTRY PATIO	454.4 S.F.	
NORTH CONC. PATIO (REMOVED)	0.0 S.F.	
GARAGE STEPS	48.4 S.F.	
BBQ (REMOVED)	0.0 S.F.	
TOTAL (P) IMPERVIOUS COVERAGE	789.1 S.F.	
PROPOSED PERVIOUS COVERAGE		
ENTRY WALKWAY	329.0 S.F.	
SERVICE WALKWAY	100.0 S.F.	
NORTH WALKWAY	70.8 S.F.	
SOUTH PATIO	537.0 S.F.	
NORTH PATIO	360.0 S.F.	
TOTAL (P) PERVIOUS COVERAGE	1,396.8 S.F.	
TOTAL PROPOSED COVERAGE	2,185.9 S.F.	

N

0 2 4 6 8 10 20 30

(IN FEET) 1/8 inch = 1 ft.
GRAPHIC SCALE

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REVIONS:
A.J.Ortiz 3-4-16 1

PROJECT:
Cardano Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-266-010-000
PROJECT NO.
15-15

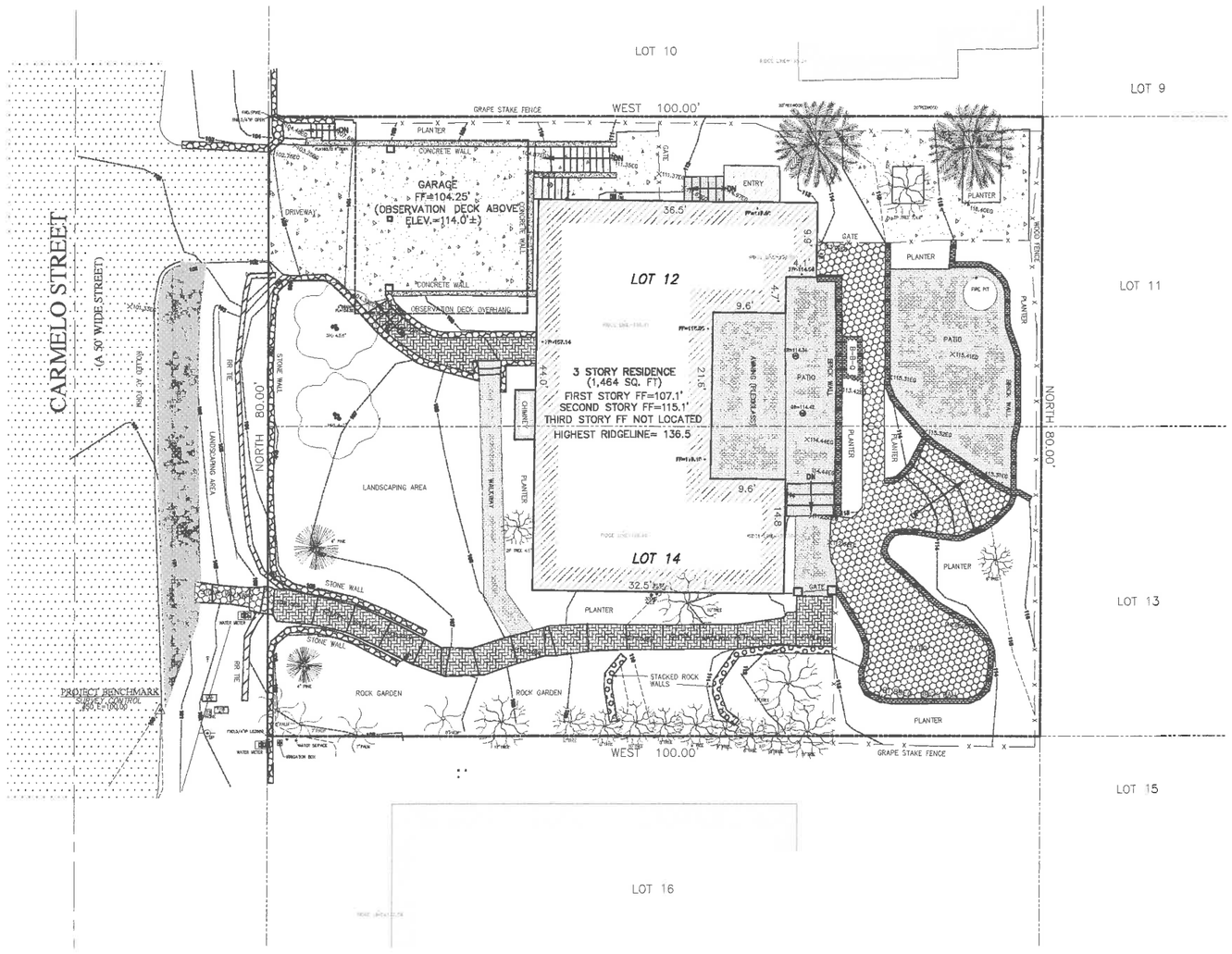
ISSUE:
1-29-16

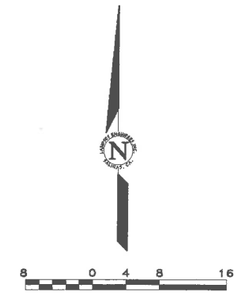
DRAWN BY:
C.O.

PROPOSED SITE PLAN

SCALE: 1' = 1/8"

3 of 7





GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A MAG NAIL LOCATED ON THE EDGE OF PAVEMENT OF CARMELO STREET, OPPOSITE THE SOUTHWEST PROPERTY CORNER, ELEVATION = 100.00', AS SHOWN.

2) BUILDING LOCATIONS, DIMENSIONS AND AREAS SHOWN HEREON WERE MEASURED TO THE OUTERMOST FACE OF BUILDING FINISH AT GROUND LEVEL.

3) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

4) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 4" ARE NOT SHOWN.

5) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (4/2/15) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

7) FINISH FLOOR ELEVATIONS AS SHOWN WERE LOCATED AT THE THRESHOLD.

LEGEND:

- PROPERTY BOUNDARY LINE
- 55 — MAJOR CONTOUR LINE (5' INTERVAL)
- 54 — MINOR CONTOUR LINE (1' INTERVAL)
- WOOD FENCE - TYPE AS SHOWN
- OBSERVATION DECK OVERHANG
- ASPHALT CONCRETE SURFACE
- BRICK PAVER SURFACE
- TRADITIONAL BRICK SURFACE
- STONE SURFACE
- DECOMPOSED GRANITE GRAVEL SURFACE
- BOULDER/LOOSE ROCK SURFACE
- CONCRETE SURFACE
- WOOD SURFACE
- RAILROAD TIE SURFACE
- X-100.00EL — SPOT ELEVATION

A.P.N. 010-266-010

TOPOGRAPHIC MAP

LOTS 12 AND 14, BLOCK M, CARMEL ADDITION NO. 1
OF
VOLUME 1 OF CITIES AND TOWNS, AT PAGE 45 1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
FOR MR. JAMES J. CORDANO, JR.

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

GUY R. GIRAUDO PROFESSIONAL LAND SURVEYOR No. 8703 EXP. 12-31-15 STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Gray Horse Canyon Road
Salinas, California 93907
Office (831) 443-9021 Fax (831) 443-3801
www.landsetengr.com

SCALE: 1"=8'
DATE: APRIL 2014
JOB NO. 1438-01

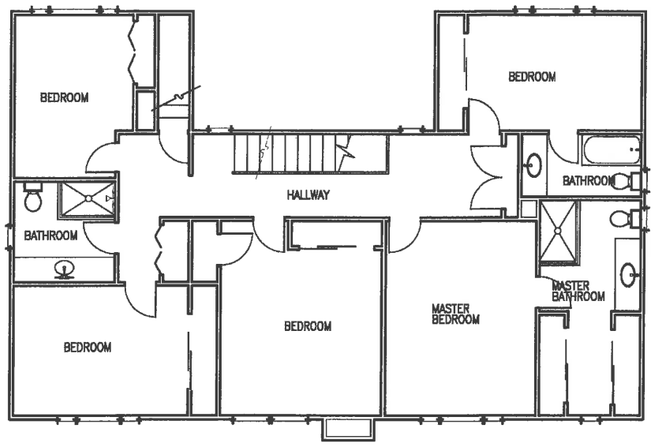
SHEET 1 OF 1 SHEETS

No.	DATE	BY	REVISION
	4/17/15	FR	RELEASED TO CLIENT

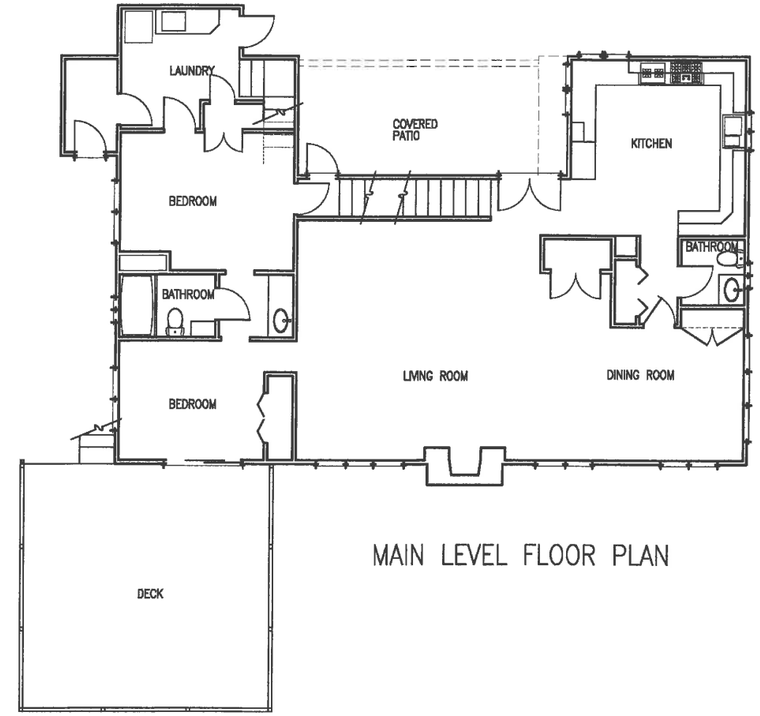
CONTACT INFORMATION:
SECONDARY: DESIGNER
MONTEREY DESIGN INC.
ATTN: MR. CHAD BROWN

SITE LOCATION:
CARMELO STREET, 4 SE OF OCEAN AVENUE
CARMEL, CALIFORNIA 93921

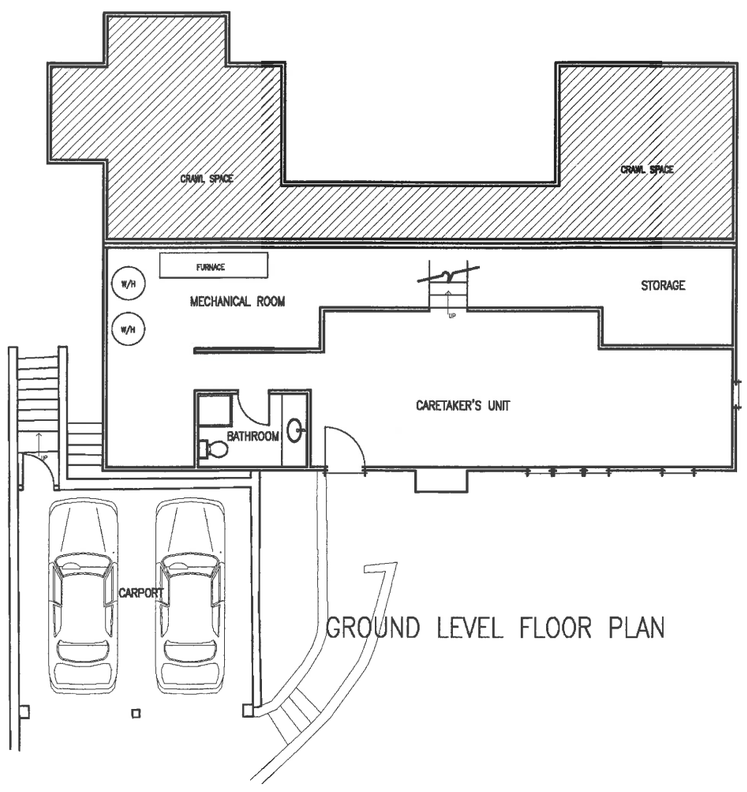
1438-01--DWG\E.DWG/TOPO



UPPER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN



GROUND LEVEL FLOOR PLAN

FLOOR AREA

MAIN LEVEL	1,523.0 S.F.
UPPER LEVEL	1,419.0 S.F.
GROUND LEVEL	917.4 S.F.
GARAGE	388.5 S.F.
TOATAL	4,247.9 S.F.

0 5 10 15
(IN FEET) 3/16 inch = 1 ft.
GRAPHIC SCALE

REVIONS:

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CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
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PROJECT:
Cardona Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-266-010-000
PROJECT NO.
15-15

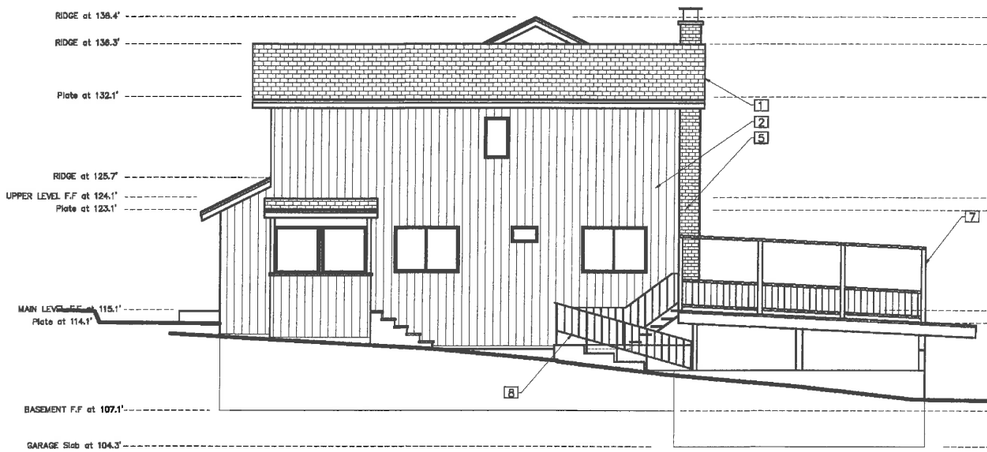
ISSUE:
1-29-16

DRAWN BY:
C.O.

EXISTING FLOOR PLANS

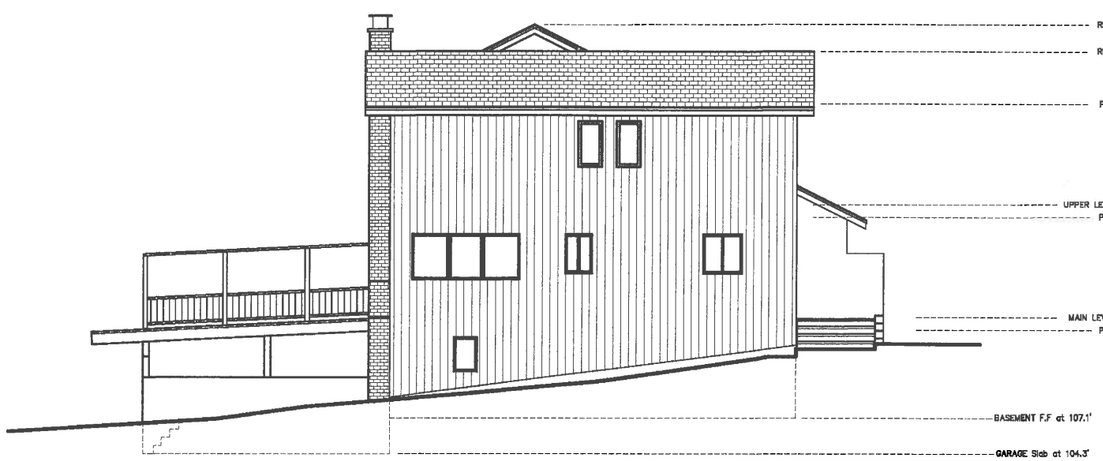
SCALE: 1" = 3/16"

5.09



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

KEY NOTES

1. ROOF: ASPHALT SHINGLE
2. SIDING: VERTICAL T-111 WOOD SIDING
3. WINDOWS: ALUMINUM
4. DOORS: WOOD
5. CHIMNEY: FIRE BRICK
6. BBQ: BRICK, OUTLINE SHOWN DASHED
7. RAILING: WOOD PLANK SOLID BOTTOM HALF AND GLASS PANELS ABOVE
8. RAILING: STEEL, PAINTED
9. SHUTTERS: WOOD
10. GRADE: WHERE OCCURS
11. CARPORT WOOD POST

0 5 10 15

(IN FEET) 3/16 Inch = 1 ft.
GRAPHIC SCALE

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REVIONS:
A.J.Ortiz 3-4-16

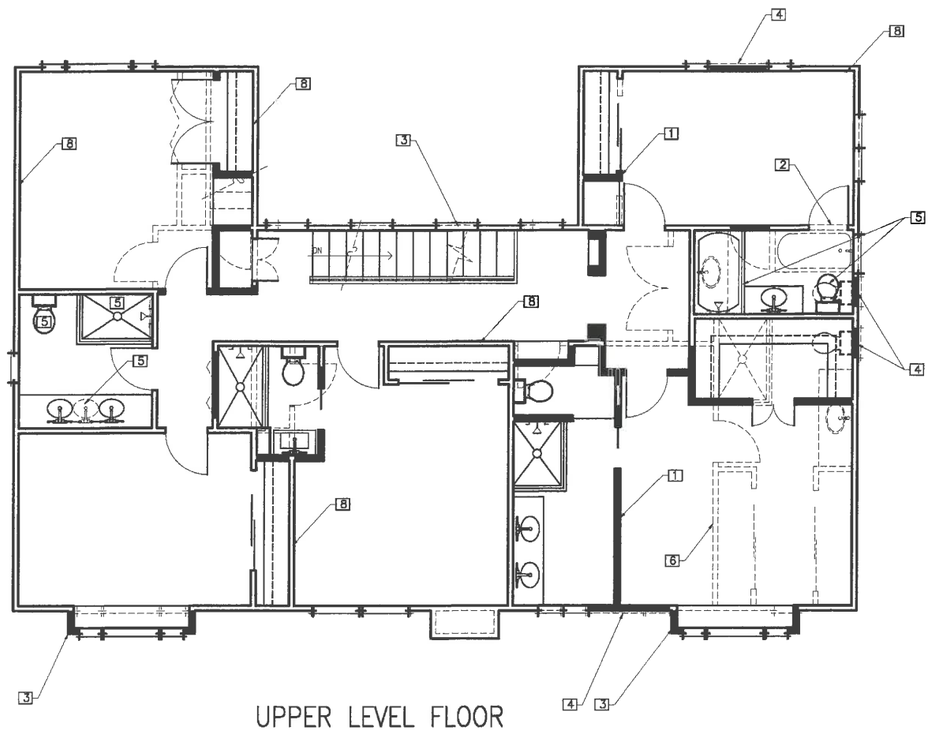
PROJECT:
Cordano Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-266-008-000
PROJECT NO.
15-15

ISSUE:
1-29-16

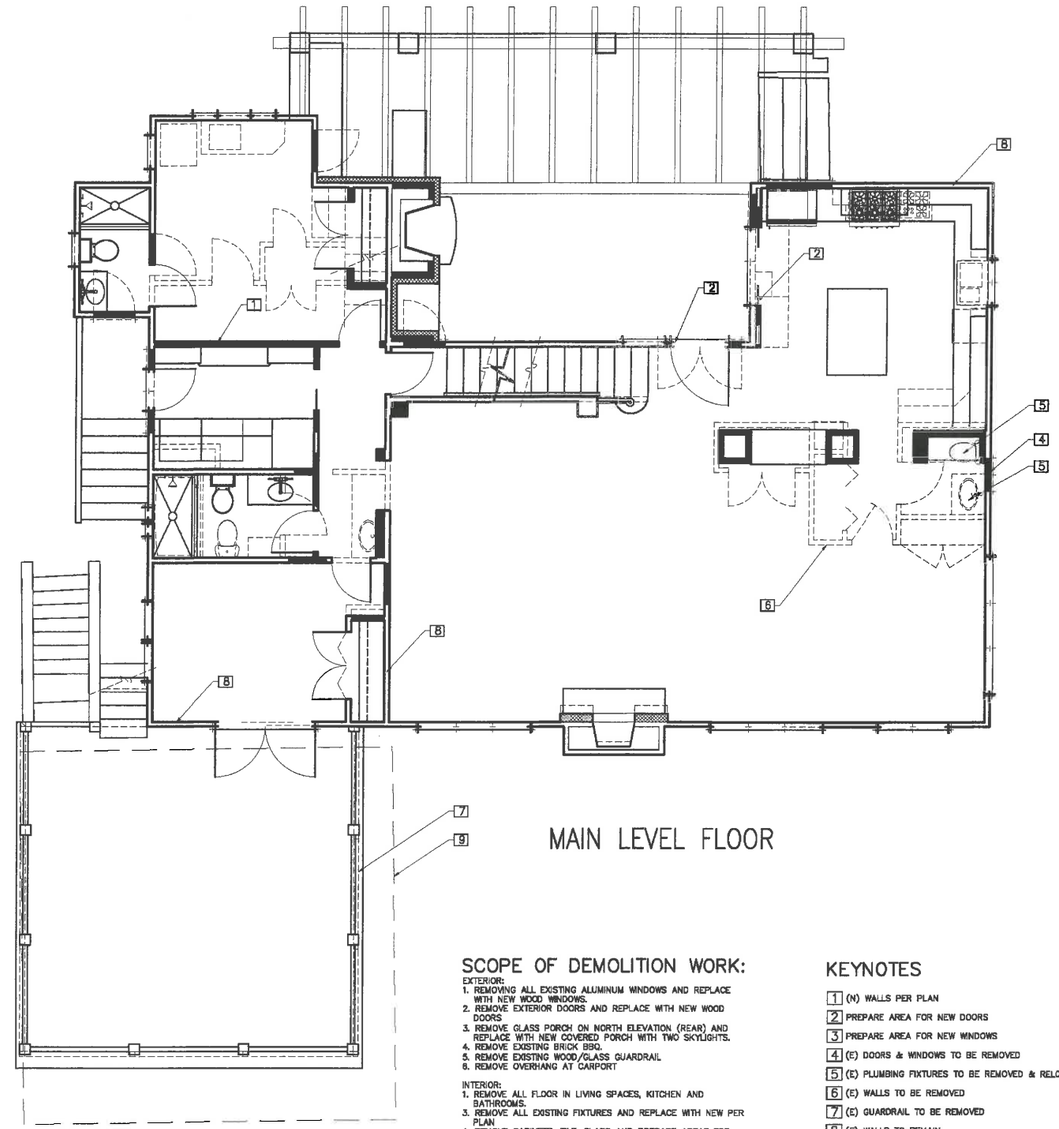
DRAWN BY:
C.O.

EXISTING ELEVATIONS

SCALE: 1' = 3/16"



UPPER LEVEL FLOOR



MAIN LEVEL FLOOR

SCOPE OF DEMOLITION WORK:

EXTERIOR:
1. REMOVING ALL EXISTING ALUMINUM WINDOWS AND REPLACE WITH NEW WOOD WINDOWS.
2. REMOVE EXTERIOR DOORS AND REPLACE WITH NEW WOOD DOORS
3. REMOVE GLASS PORCH ON NORTH ELEVATION (REAR) AND REPLACE WITH NEW COVERED PORCH WITH TWO SKYLIGHTS.
4. REMOVE EXISTING BRICK BBQ.
5. REMOVE EXISTING WOOD/GLASS GUARDRAIL
6. REMOVE OVERHANG AT CARPORT

INTERIOR:
1. REMOVE ALL FLOOR IN LIVING SPACES, KITCHEN AND BATHROOMS.
3. REMOVE ALL EXISTING FIXTURES AND REPLACE WITH NEW PER PLAN
4. REMOVE CABINETS, TILE, SLABS AND PREPARE AREAS FOR NEW CABINETS, TILE AND SLABS PER PLAN.
5. EXISTING FURNACE TO BE REPLACED AND VERIFY EXISTING DUCT SYSTEM AND VENTS FOR NEW LOCATIONS.
6. WATER HEATERS TO REMAIN
7. VERIFY EXISTING ELECTRICAL WORK AND UPDATE ACCORDINGLY PER ELECTRICAL PLAN

KEYNOTES

1. (N) WALLS PER PLAN
2. PREPARE AREA FOR NEW DOORS
3. PREPARE AREA FOR NEW WINDOWS
4. (E) DOORS & WINDOWS TO BE REMOVED
5. (E) PLUMBING FIXTURES TO BE REMOVED & RELOCATED
6. (E) WALLS TO BE REMOVED
7. (E) GUARDRAIL TO BE REMOVED
8. (E) WALLS TO REMAIN
9. (E) CARPORT OVERHANG TO BE REMOVED

DEMOLITOIN DATA

	EXISTING	REMOVAL	ADDITION
MAIN LEVEL	132.4 LN.FT.	0.0 LN.FT.	0.0 LN.FT.
LOWER LEVEL	161.7 LN.FT.	0.0 LN.FT.	0.0 LN.FT.
GARAGE	40.3 LN.FT.	0.0 LN.FT.	0.0 LN.FT.
TOTAL	334.4 LN.FT. 100.0 %	0.0 LN.FT. 0.0 %	0.0 LN.FT. 0.0 %

WALL LEGEND

- 2x ALL INTERIOR WALLS
- 2x NEW WALLS
- NEW CARMEL STONE VENEER WEINSCOT
- EXISTING WALLS TO BE REMOVED

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
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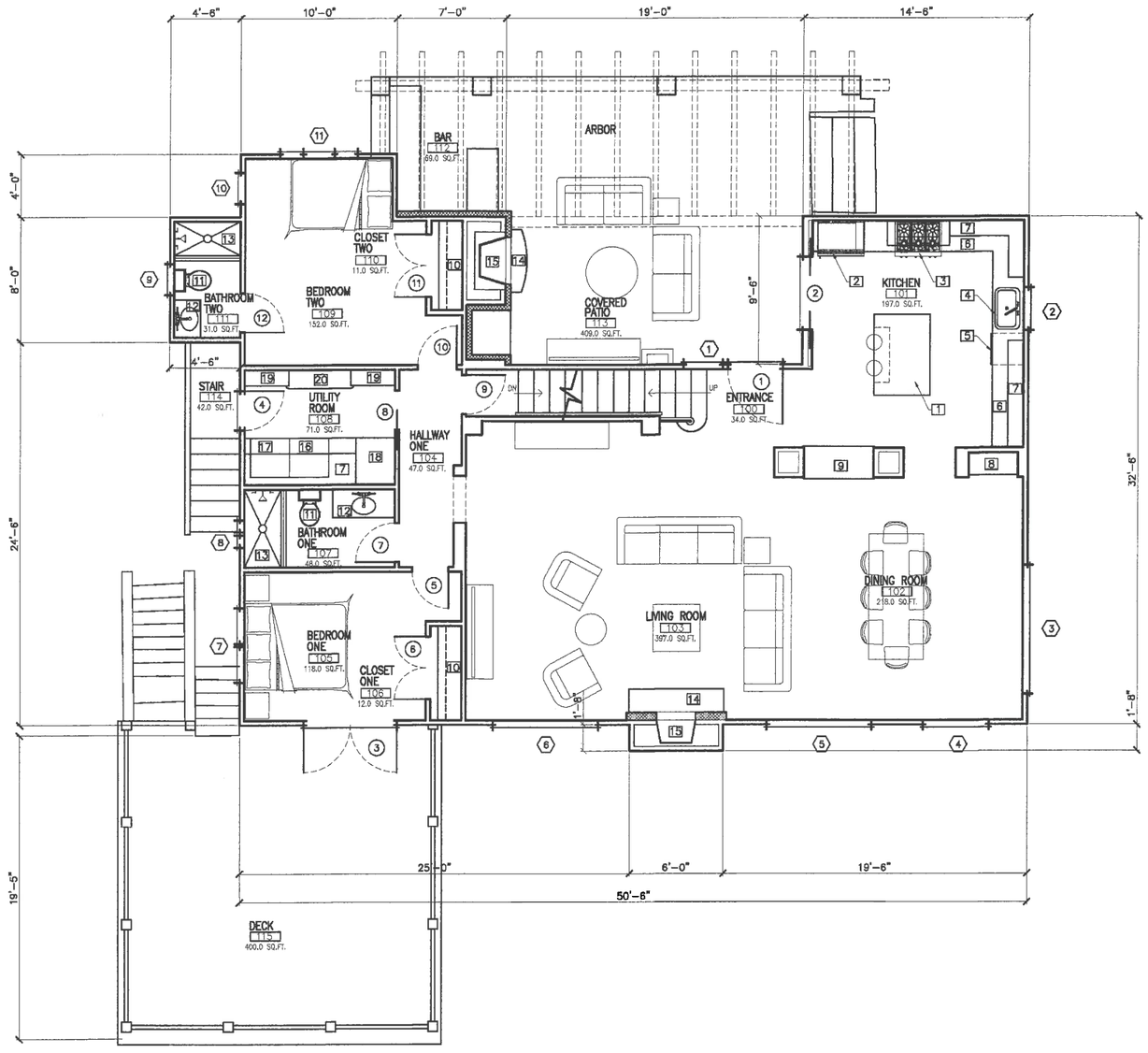
Cordano Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-266-010-000
PROJECT NO.
15-15

ISSUE:
1-29-16

DRAWN BY:
C.O.

TAKEDOWN REBUILD PLANS

SCALE: 1' = 1/4"



ROOM NOTES

100	ENTRANCE 5'-0" X 6'-9"	108	UTILITY ROOM 7'-4" X 9'-6"
101	KITCHEN 13'-7" X 14'-6"	109	BEDROOM TWO 11'-7" X 13'-2"
102	DINING ROOM 14'-1" X 15'-8"	110	CLOSET TWO 2'-0" X 5'-8"
103	LIVING ROOM 19'-2" X 21'-8"	111	BATHROOM TWO 4'-3" X 7'-5"
104	HALLWAY ONE 5'-6" X 12'-8"	112	BAR 8'-0" X 9'-4"
105	BEDROOM ONE 9'-6" X 11'-8"	113	PATIO 18'-10" X 23'-8"
106	CLOSET ONE 2'-0" X 6'-1"	114	STAIRS 4'-4" X 12'-2"
107	BATHROOM ONE 5'-0" X 9'-8"	115	DECK 19'-9" X 20'-3"

KEY NOTES

1. ILSLAND 3'-4"X4'-2"
2. 36" BUILT-IN REFRIGERATOR.
3. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
4. KITCHEN SINK W/GARBAGE DISPOSAL
5. DISH WASHER SPACE
6. 42-INCH HIGH COUNTER WITH STONE SLAB TOP AND TILE BACKSPLASH.
7. UPPER CABINETS
8. BUILT-IN WINE CABINET
9. BUILT-IN CABINET 42-INCHES HIGH
10. 8" DBL RODS & ONE 2" ROD ONE SHELF
11. WATER CLOSETS TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.5.
12. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
13. SHOWER
14. STONE HEARTH, FLUSH
15. FIREPLACE
16. WASHER
17. DRYER
18. BUILT-IN LINEN CAB. CEILING HIGH
19. BUILT-IN CLOSET CEILING HIGH
20. BUILT-IN BENCH

(0) DENOTES WINDOWS, SEE WINDOW SCHEDULE

(0) DENOTES DOORS, SEE DOOR SCHEDULE

FLOOR AREA

MAIN LEVEL	1,523.0 S.F.
UPPER LEVEL	1,419.0 S.F.
GROUND LEVEL	917.4 S.F.
GARAGE	388.5 S.F.
TOATAL	4,247.9 S.F.

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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BLOCK: M / LOTS: 12 & 14
APN: 010-266-010-000
PROJECT NO.
15-15

ISSUE:
1-29-16

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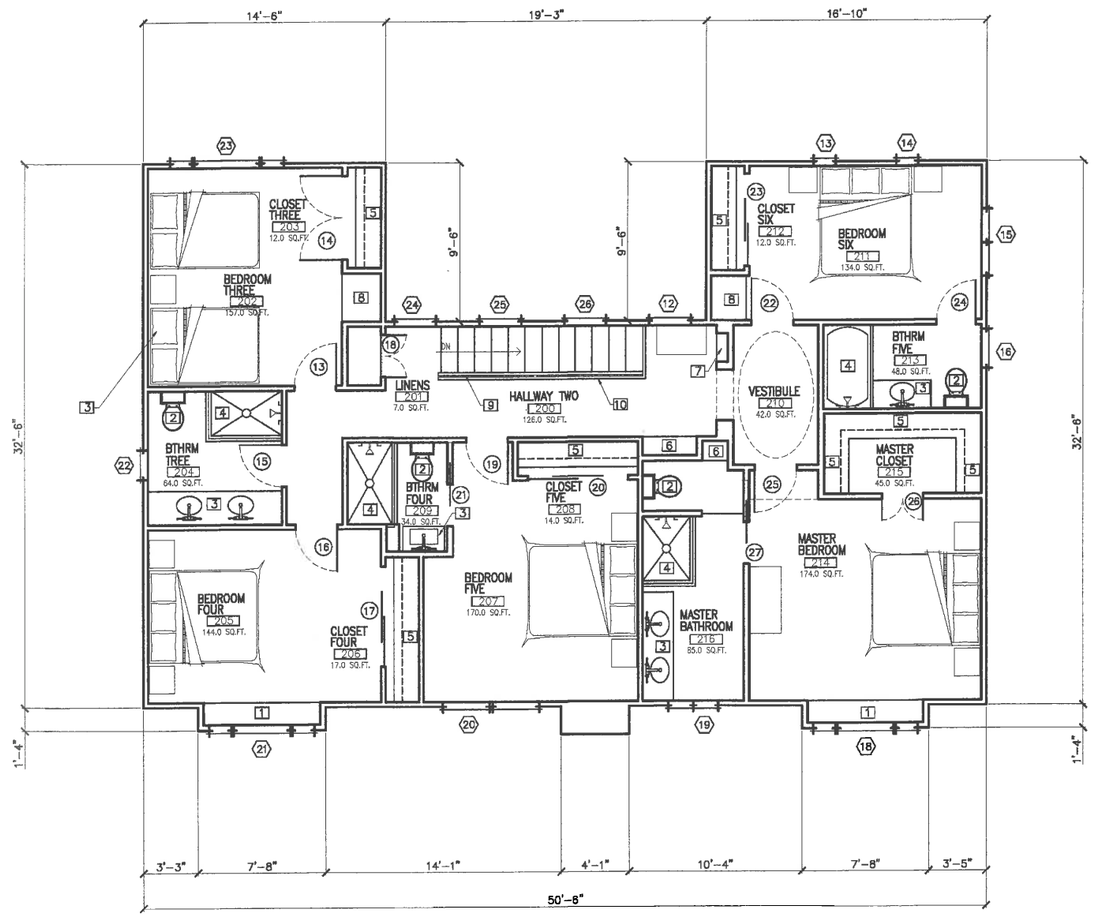
C.O.

PROPOSED MAIN LEVEL FLOOR PLAN

SCALE: 1' = 1/4"



ROOM NOTES

200 HALLWAY TWO 3'-8" X VARIES	209 BATHROOM FOUR 8'-0" X 8'-8"
201 LINENS 2'-0" X 3'-6"	210 VESTIBULE 5'-1" X 8'-4"
202 BEDROOM THREE 11'-7" X 13'-0"	211 BEDROOM SIX 9'-3" X 13'-11"
203 CLOSET THREE 2'-0" X 6'-0"	212 CLOSET SIX 2'-0" X 6'-3"
204 BATHROOM THREE 8'-0" X 8'-0"	213 BATHROOM FIVE 5'-0" X 9'-8"
205 BATHROOM FOUR 10'-4" X 13'-11"	214 MASTER BEDROOM 12'-0" X 13'-11"
206 CLOSET FOUR 2'-0" X 8'-8"	215 MASTER CLOSET 4'-9" X 9'-8"
207 BEDROOM FIVE 12'-10" X 13'-2"	216 MASTER BATHROOM 8'-1" X 14'-4"
208 CLOSET FIVE 2'-0" X 7'-3"	

KEY NOTES

1. BUILT-IN WINDOW SEAT WITH BUILT-IN CAB. UNDER
2. WATER CLOSET: 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
3. BATHROOM SINK WAS 36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
4. SHOWER OR TUB
5. 1" DBL ROOS & ONE 2" ROD ONE SHELF
6. BUILT-IN LINEN CAB.
7. BUILT-IN BOOK SHELVES
8. BUILT-IN DESK
9. NEW HIGH HANDRAIL WROUGHT IRON BALUSTERS, AT 4 IN. O.C. W/ WROUGHT IRON HANDRAIL
10. NEW 42-INCH HIGH GUARDRAILS: WOOD HANDRAIL OVER WOOD PICKETS @ 4-INCHES ON CENTER MAX.

⟨0⟩ DENOTES WINDOWS, SEE WINDOW SCHEDULE

(0) DENOTES DOORS, SEE DOOR SCHEDULE

FLOOR AREA

MAIN LEVEL	1,523.0 S.F.
UPPER LEVEL	1,419.0 S.F.
GROUND LEVEL	917.4 S.F.
GARAGE	388.5 S.F.
TOATAL	4,247.9 S.F.

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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BLOCK: M LOTS: 12 & 14
APN: 010-266-008-000
PROJECT NO.
15-15

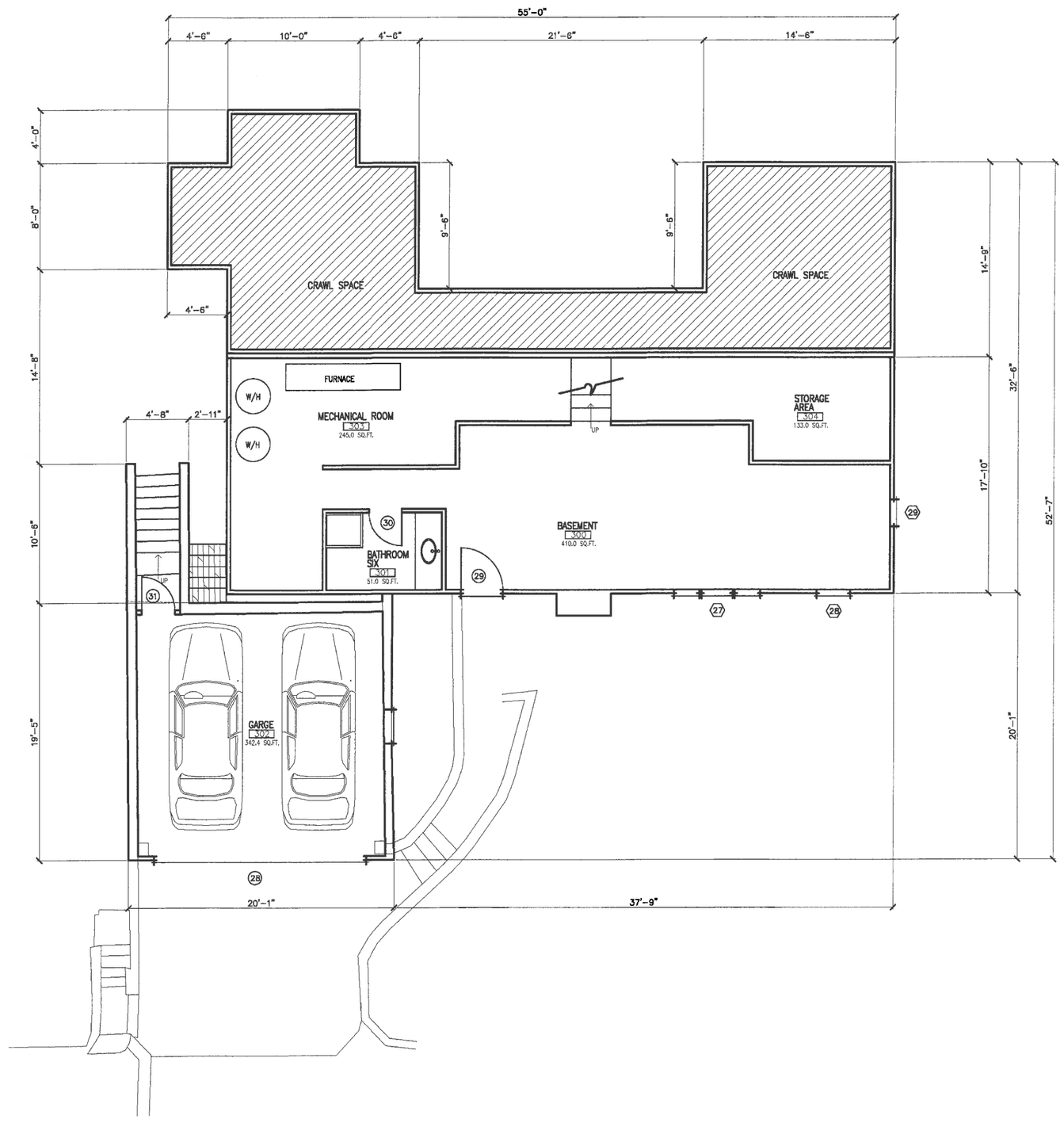
ISSUE:
1-29-16

DRAWN BY:
C.O.

PROPOSED UPPER LEVEL FLOOR PLAN

SCALE: 1" = 1/4"

9



ROOM NOTES

300 BASEMENT 12'-5" X 33'-8"

301 BATHROOM SIX 5'-10" X 8'-9"

302 GARAGE 18'-11" X 19'-5"

303 MECH. ROOM 17'-6" X 29'-5"

304 STOREGE AREA 7'-10" X 21'-2"

KEY NOTES

1. BATHROM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
2. WATER CLOSET TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
3. SHOWER OR TUB

(0) DENOTES WINDOWS, SEE WINDOW SCHEDULE

(0) DENOTES DOORS, SEE DOOR SCHEDULE

FLOOR AREA	
MAIN LEVEL	1,523.0 S.F.
UPPER LEVEL	1,419.0 S.F.
GROUND LEVEL	917.4 S.F.
GARAGE	388.5 S.F.
TOATAL	4,247.9 S.F.

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
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Cordano Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-266-010-000
PROJECT NO.
15-15

ISSUE:
1-29-16

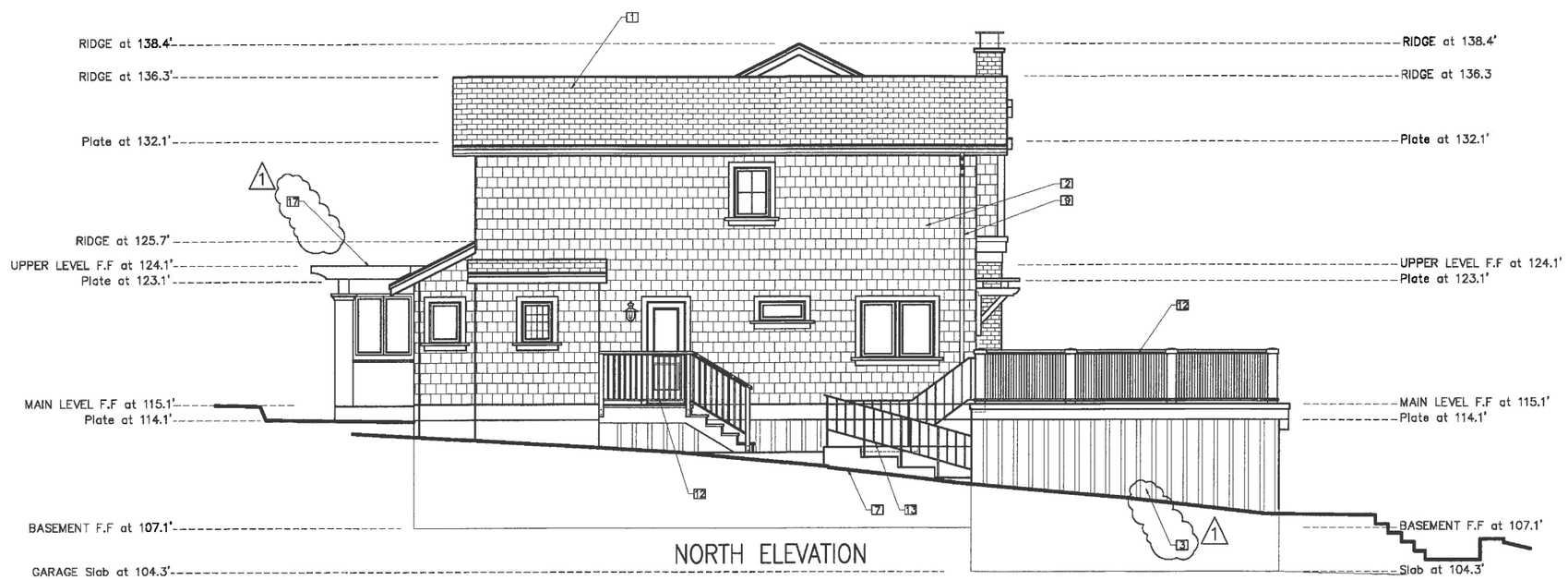
DRAWN BY:
C.O.

PROPOSED GARAGE LOWER FLOOR PLAN

SCALE: 1" = 1/4"

10

WEST ELEVATION



NORTH ELEVATION

KEY NOTES

1. ROOF: EXISTING ASPHALT SHINGLE
2. SIDING: NEW CEDAR SHINGLES, STAINED, 6-IN. EXPOSURE
3. SIDING: NEW CEDAR BOARD & BATTENS
4. TRIM: NEW 12-IN. BAND
5. WINDOWS (TYP.): WOOD, PAINTED.
6. DOORS (TYP.): NEW SOLID WOOD, PAINTED
7. GRADE WHERE OCCURS
8. CHIMNEY: EXISTING FIRE BRICK
9. GUTTERS & DOWNSPOUTS: 6-IN. ROUND, COPPER, WITH A 2% SLOPE TO A 3-IN. COPPER DOWNSPOUT
10. OUTRIGGERS: NEW RDWD 8X8 SHAPED
11. CHIMNEY CAP: NEW BRICK
12. GUARDRAIL: NEW WOOD POST & BALUSTRADES, 42" HIGH
13. GUARDRAIL: EXISTING, STEEL PAINTED
14. GARAGE DOOR: WOOD, ROLLED-UP
15. STONE VENEER: CARMEL STONE
16. LIGHT FIXTURE: PER SPECIFICATIONS, 150 LUMENS
17. ARBOR: NEW ENCASED PAINTED WOOD COLUMNS, 4X10 SHAPED WOOD RAFTERS OVER AN 8X12 PAINTED WOOD BEAM.

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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REVIONS:
A.J.Ortiz 3-4-16 1

PROJECT:
Cardano Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-266-010-000
PROJECT NO.
15-15

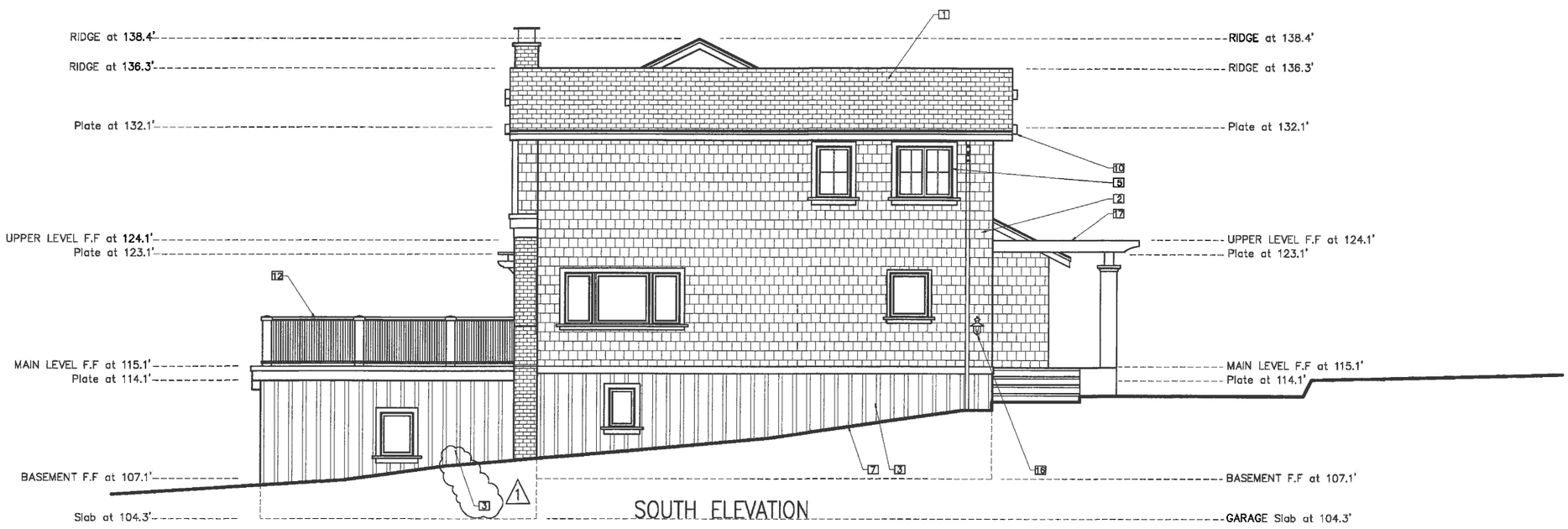
ISSUE:
1-29-16

DRAWN BY:
C.O.

PROPOSED ELEVATIONS

SCALE: 1" = 1/4"

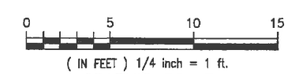
EAST ELEVATION



SOUTH ELEVATION

KEY NOTES

1. ROOF: EXISTING ASPHALT SHINGLE
2. SIDING: NEW CEDAR SHINGLES, STAINED, 6-IN. EXPOSURE
3. SIDING: NEW CEDAR BOARD & BATTENS
4. TRIM: NEW 12-IN. BAND
5. WINDOWS (TYP.): WOOD, PAINTED.
6. DOORS (TYP.): NEW SOLID WOOD, PAINTED
7. GRADE WHERE OCCURS
8. CHIMNEY: EXISTING FIRE BRICK
9. GUTTERS & DOWNSPOUTS: 8-IN. ROUND, COPPER, WITH A 22 SLOPE TO A 3-IN. COPPER DOWNSPOUT
10. OUTRIGGERS: NEW RDWD 8X6 SHAPED
11. CHIMNEY CAP: NEW BRICK
12. GUARDRAIL: NEW WOOD POST & BALUSTRADES, 42" HIGH
13. GUARDRAIL: EXISTING, STEEL PAINTED
14. LEFT BLANK
15. STONE VENEER: CARMEL STONE
16. LIGHT FIXTURE: PER SPECIFICATIONS, 150 LUMENS
17. ARBOR: NEW ENCASED PAINTED WOOD COLUMNS, 4X10 SHAPED WOOD RAFTERS OVER AN 8X12 PAINTED WOOD BEAN.
18. SKYLIGHT: NEW, TO MATCH EXISTING
19. ENTRY DOOR: NEW SOLID WOOD, STAINED



(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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REVISIONS:
A.J.Ortiz 3-4-16 1

PROJECT:
Cardano Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-266-010-000
PROJECT NO.
15-15

ISSUE:
1-29-16

DRAWN BY:
C.O.

PROPOSED ELEVATIONS

SCALE: 1' = 1/4"

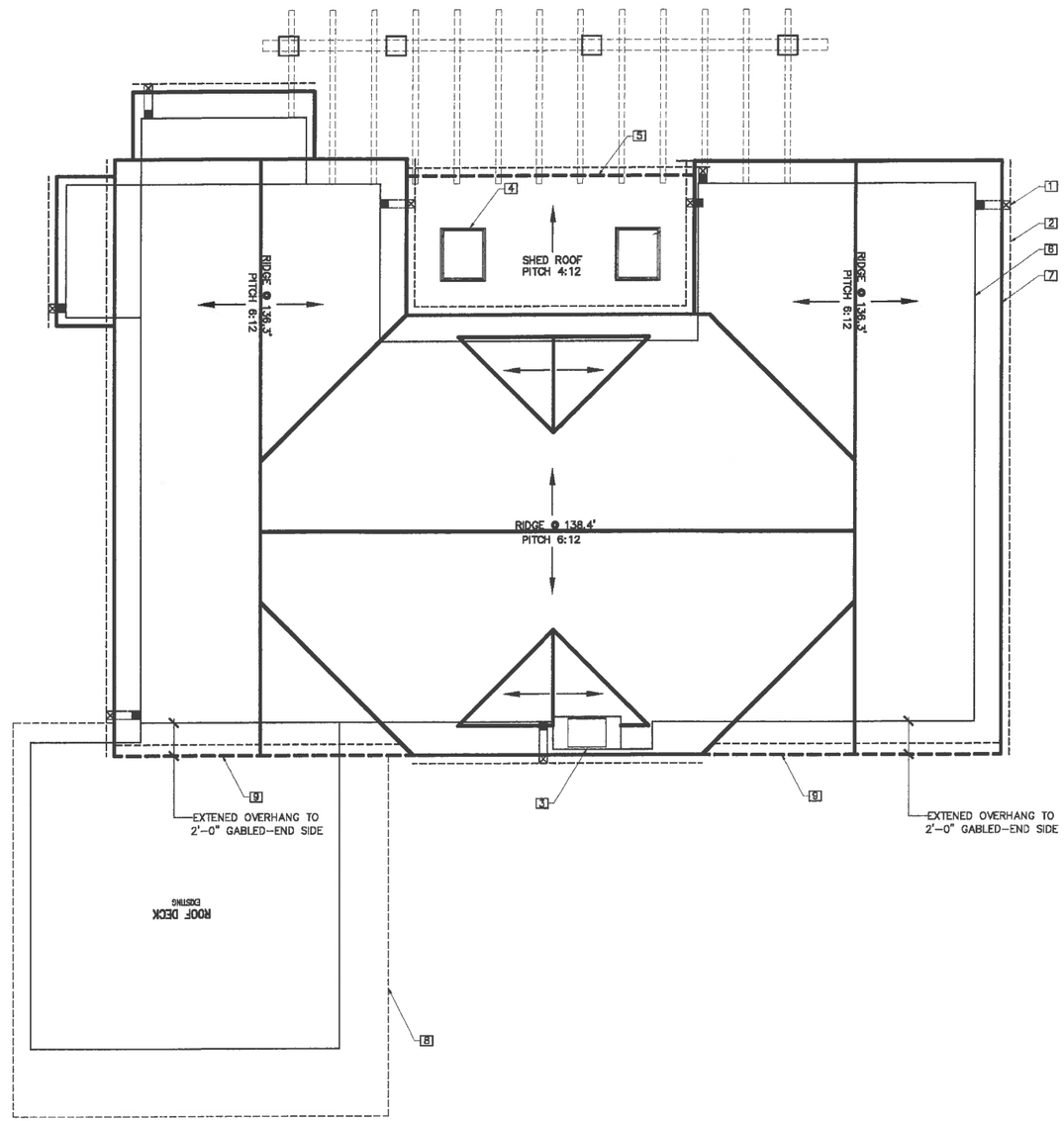
12

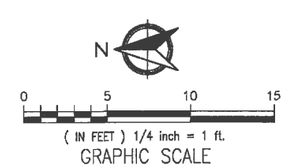
KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. CHIMNEY
4. SKYLIGHT: EXISTING TO BE REPLACED IN KIND
5. NEW ROOF LINE SHOWN THICK DASHED LINE
6. BUILDING FOOTPRINT THINK SOLID LINE
7. EXISTING ROOF LINE SHOWN THICK SOLID LINE
8. EXISTING ROOF LINE TO BE REMOVED SHOWN THIN DASHED LINE
9. EXISTING GABLED-END EXTENDED

LEGEND

- GUTTERS
- DOWNSPOUTS W/2% SLOPE
- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- ROOF LINE: NEW THICK DASHED LINE
- ROOF LINE: TO BE REMOVED THIN DASHED LINE





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REVIONS:

PROJECT:
Cordano Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-268-010-000
PROJECT NO.
15-15

ISSUE:
1-29-16

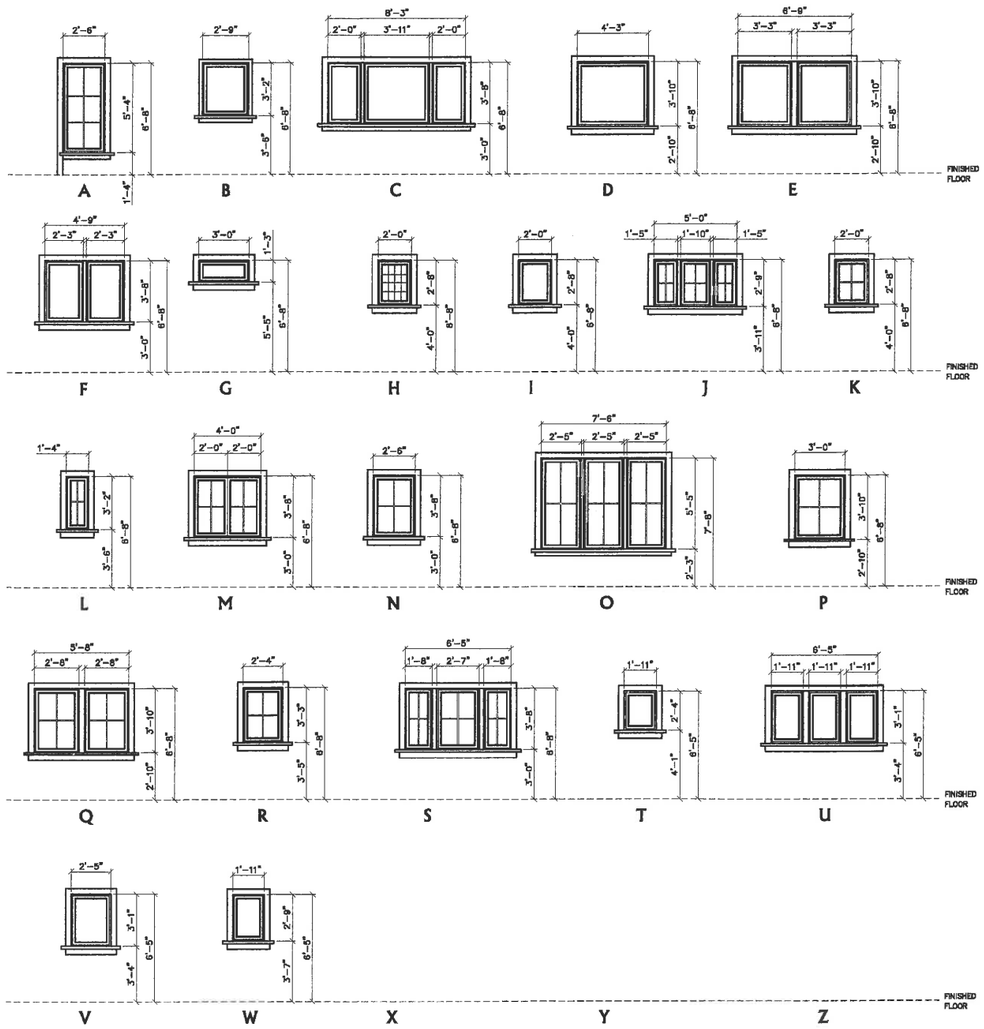
DRAWN BY:
C.O.

EXISTING AND PROPOSED ROOF PLAN

SCALE: 1' = 1/4"

13

Window Elevations Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE / MATERIAL		FINISH	REMARKS	GLAZING	TEMPERED	SCREEN	DETAIL SHEET # DETAILS THRESHOLD	JAMB	HEAD
MAIN DWELLING – MAIN LEVEL	1	ENTRANCE	A	2'-6" X 5'-4"	WOOD-UNCLAD	N	FIXED	YES	YES	NO			
	2	KITCHEN	B	2'-9" X 3'-2"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	3	DINING ROOM	C	8'-3" X 3'-8"	WOOD-UNCLAD	P	CASEMENT/FIXED/CASEMENT	YES	YES	YES			
	4	DINING ROOM	D	4'-3" X 3'-10"	WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	5-6	DINING ROOM	E	PR 3'-3" X 3'-10"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	7	BEDROOM ONE	F	PR 2'-3" X 3'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	8	BATHROOM ONE	G	3'-0" X 1'-3"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	9	BATHROOM TWO	H	2'-0" X 2'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	10	BEDROOM TWO	I	2'-0" X 2'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	11	BEDROOM TWO	J	5'-0" X 2'-9"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
MAIN DWELLING – UPPER LEVEL	12,23,24,25	HALLWAY TWO/STAIRS	K	2'-0" X 2'-8"	WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	13-14	BEDROOM SIX	L	1'-4" X 3'-2"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	15	BEDROOM SIX	M	4'-0" X 3'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	16	BATHROOM FIVE	N	2'-6" X 3'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	17-20	MSTER BDRM, BDRM 4	O	7'-6" X 5'-5"	WOOD-UNCLAD	P	CASEMENT/FIXED/CASEMENT	YES	YES	YES			
	18	MASTER BATHROOM	P	3'-0" X 3'-10"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	19	BEDROOM FIVE	Q	PR 2'-8" X 3'-10"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	21	BATHROOM THREE	R	2'-4" X 3'-3"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	22	BEDROOM THREE	S	6'-5" X 3'-8"	WOOD-UNCLAD	P	CASEMENT/FIXED/CASEMENT	YES	YES	YES			
LOWER LEVEL	26	BASEMENT	T	1'-11" X 2'-4"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	27	BASEMENT	U	6'-5" X 3'-1"	WOOD-UNCLAD	P	CASEMENT/FIXED/CASEMENT	YES	YES	YES			
	28-30	BASEMENT-GARAGE	V	2'-5" X 3'-1"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	29	BASEMENT	W	1'-11" X 2'-1"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
					WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			

Window Notes:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. WINDOW WOOD UNITS TO BE RECEIVED_____
10. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
11. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
12. SINGLE PANE LAMINATED GLASS (1/8" THK.GL.-FILM-1/8" THK.GL.) AS SPECIFIED TITLE. 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
13. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
14. WINDOW JAMB TO BE 3-1/2-INCHES WITHOUT EXTESION JAMB AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

Window Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Hardware Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Glazing Legend

TYPE 1 – TEMPERED GLAZING PER C.B.C. 2406.4

Symbols

WINDOW REFERENCE — WINDOW NUMBER

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATION SHEETS
2. ALL WINDOW DEMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS

Abbreviations

N/A	NOT APPLICABLE
G.C.	GENERAL CONTRACTOR
P	PAINT
ST	STAIN
FF	FACTORY FINISH
I.D.	INTERIOR DESIGN
S	SEALED
MFR.	MANUFACTURER
FIN.	FINISH
NAT.	NATURAL

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REVIONS:

PROJECT:
Cordano Residence
Carmelo, 4S/E of Ocean Ave.
BLOCK: M /LOTS: 12 & 14
APN: 010-256-010-000
PROJECT NO.
15-15

ISSUE:
1-29-16

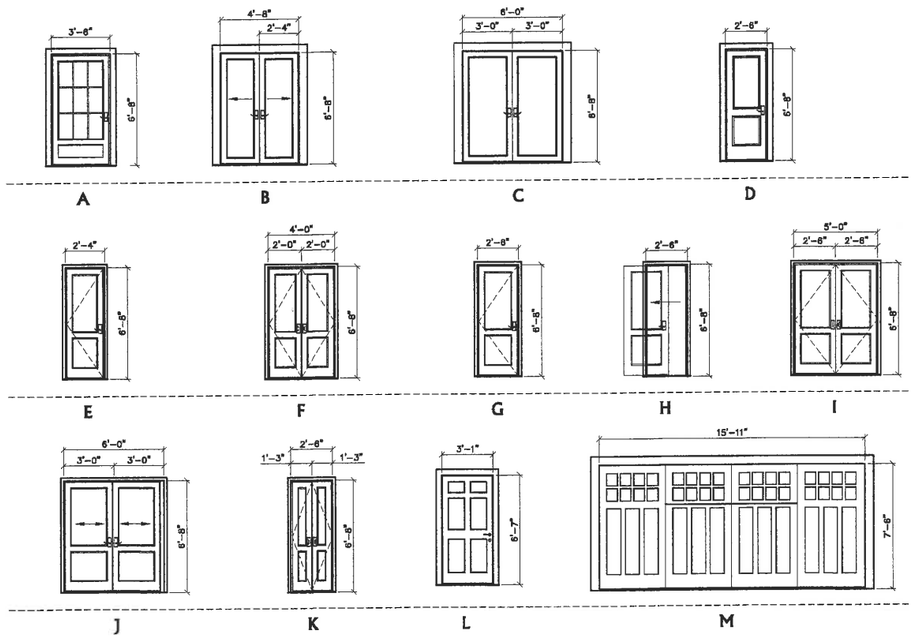
DRAWN BY:
A.J.ORTIZ

PROPOSED WINDOW SCHEDULES

SCALE: 1' = 1/4"

14

Door Elevations Types



Door Schedule

	NO.	LOCATION	TYPE	SIZE / MATERIAL		FINISH	REMARKS		GLAZING	TEMPERED	DETAIL SHEET # DETAILS THRESHOLD	JAMB	HEAD
MAIN DWELLING – MAIN LEVEL	1	ENTRY	A	3'-0" X 6'-8"	WOOD	ST	2-1/4-INCH THICK SOLID CORE	OUTSIDE	NO	NO			
	2	KITCHEN	B	PER 2'-4" X 6'-8"	WOOD	P	SLIDDER FULL GLASS DOOR	OUTSIDE	YES	YES			
	3	BEDROOM ONE	C	PER 3'-0" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
	4	UTILITY ROOM	D	2'-6" X 6'-8"	WOOD	P	GLASS / PANELED DOOR	OUTSIDE	YES	YES			
	5	BEDROOM ONE	E	2'-4" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	6	CLOSET ONE	F	PER 2'-0" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	7	BATHROOM ONE	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	8	UTILITY ROOM	H	2'-6" X 6'-8"	WOOD	P	SLIDDER / PANELED DOOR	INSIDE	NO	NO			
	9	STAIRS	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	10	BEDROOM TWO	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	11	CLOSET TWO	F	PER 2'-0" X 6'-8"	WOOD	P	SLIDDER / PANELED DOOR	INSIDE	NO	NO			
	12	BATHROOM TWO	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
UPPER LEVEL	13	BEDROOM THREE	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	14	CLOSET THREE	I	PER 2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	15	BATHROOM THREE	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	16	BEDROOM FOUR	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	17	CLOSET FOUR	J	PER 3'-0" X 6'-8"	WOOD	P	SLIDDER / PANELED DOOR	INSIDE	NO	NO			
	18	LINEN FOUR	K	PER 1'-3" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	19	BEDROOM FIVE	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	20	CLOSET FIVE	J	PER 3'-0" X 6'-8"	WOOD	P	SLIDDER / PANELED DOOR	INSIDE	NO	NO			
	21	BATHROOM FOUR	H	2'-6" X 6'-8"	WOOD	P	SLIDDER / PANELED DOOR	INSIDE	NO	NO			
	22	BEDROOM SIX	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	23	CLOSET SIX	J	PER 3'-0" X 6'-8"	WOOD	P	SLIDDER / PANELED DOOR	INSIDE	NO	NO			
	24	BATHROOM FIVE	E	2'-4" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	25	MASTER BEDROOM	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	26	MASTER CLOSET	K	PER 1'-3" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	27	MASTER BATHROOM	H	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	28	BASEMENT	H	3'-0" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	OUTSIDE	NO	NO			
	29	BATHROOM SIX	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	30	GARAGE	G	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	OUTSIDE	NO	NO			
	31	GARAGE	M	15'-11" X 7'-6"	WOOD	P	FLUSHED / PANELED DOOR ROLLED-UP	OUTSIDE	NO	NO			

Door Notes:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED. AND SEALED.
10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH TO BE:
    EXTERIOR:
    INTERIOR:
    MGS:
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED SINGLE GLAZING PANE.

Window Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Hardware Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Symbols

DOOR REFERENCE — DOOR NUMBER

Glazing Legend

TYPE 1 – TEMPERED GLAZING PER C.B.C. 2406.4

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATION SHEETS
2. ALL WINDOW DEMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS

Abbreviations

N/A —— NOT APPLICABLE
G.C. —— GENERAL CONTRACTOR
P —— PAINT
ST —— STAIN
FF —— FACTORY FINISH
I.D. —— INTERIOR DESIGN
S —— SEALED
MFR. —— MANUFACTURER
FIN. —— FINISH
NAT. —— NATURAL

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REVIONS:

PROJECT:
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Carmelo, 4S/E of Ocean Ave.
BLOCK: M LOTS: 12 & 14
APN: 010-266-010-000
PROJECT NO.
15-15

ISSUE:
1-29-16

DRAWN BY:
A.J.Ortiz

PROPOSED DOOR SCHEDULES

SCALE: 1" = 1/4"

EXISTING MATERIAL TO REMAIN

FENCE A
MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: FT. AS NOTED ON SITE PLAN

FENCE B
MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: 6 FT. AS NOTED ON SITE PLAN

FENCE C
MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: 6 FT. AS NOTED ON SITE PLAN

FENCE D
MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: 4 FT. MAX.

PROPOSED MATERIAL

FIXTURE A
MANUFACTURE: OLD TOWN COLLECTION
T24 COMPLIANT: YES
COLOR: BRONZE
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: SEE BULB BELOW
DIMENSIONS: 16"H X 10-1/2"W

FIXTURE B
MANUFACTURE: OLD TOWN COLLECTION
T24 COMPLIANT: YES
COLOR: BRONZE
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: SEE BULB BELOW
DIMENSIONS: 16"H X 10-1/2"W

FIXTURE C
MANUFACTURE: UNKNOW
T24 COMPLIANT: N/A
COLOR: BLACK
WATTS: 3 WATTS
LUMENS: 200
BULB TYPE: LED MODULE
DIMENSIONS: 18"H X 7"W

FIXTURE D
MANUFACTURE: WAC
T24 COMPLIANT: N/A
COLOR: BLACK
WATTS: 3.9 WATTS
LUMENS: 68
BULB TYPE: LED MODULE
DIMENSIONS: 5"H X 3"W

BULB
MANUFACTURE: PHILLIPS
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: B11 LED SOCKET

DRIVEWAY PAVERS
MANUFACTURE: CALSTONE
COLOR: OAK BARREL GRAY
INSTALLATION: SET ON SAND

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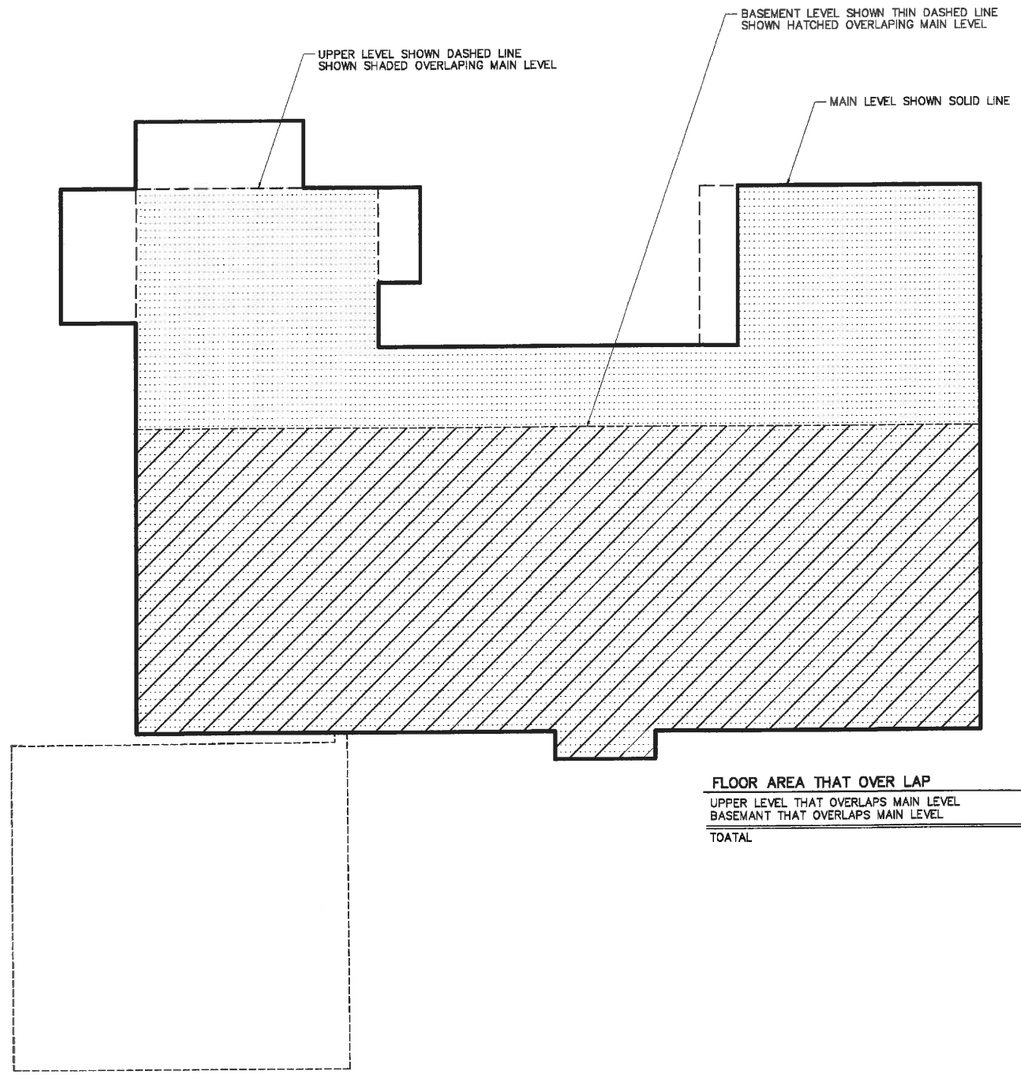
EXISTING & PROPOSED MATERIALS

SCALE: 1" = 1/4"

16



FLOOR AREA THAT OVER LAP

UPPER LEVEL THAT OVERLAPS MAIN LEVEL	1,447.00 SQ.FT.
BASEMANT THAT OVERLAPS MAIN LEVEL	502.28 SQ.FT
TOATAL	1,949.28 SQ.FT.

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PROJECT NO.
15-15

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1-29-16

DRAWN BY:
C.O.

OVERLAP OF FLOOR LEVELS

SCALE: 1" = 1/4"

17

CITY OF CARMEL-BY-THE-SEA

Historic Resources Board

April 13, 2016

To: Chair Goodhue and Board Members

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Design Study (DS 15-158) and associated Coastal Development Permit and adoption of a Mitigated Negative Declaration for the construction of a new bluff top retaining wall at an existing residence located in the Single-Family Residential (R-1) Zoning District and the Beach Overlay District, and listed on the Historic Resources Inventory

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Recommendation:

Adopt the Mitigated Negative Declaration and approve the associated Design Study (DS 15-138) and Coastal Development Permit.

Application:	DS 15-158 (Henderson)	**APN:**	009-423-001 and 009-423-002
Block:	B-18	**Lots**:	1 & 2
Location:	NW Corner of Scenic and Martin Way		
Applicant:	Runnoe Construction	**Property Owner:**	Wellington S. Henderson Jr.

Background:

The existing residence, known as the "Cabin on the Rocks", is a low one-story concrete and Carmel Stone house that projects out on a granite outcropping over the Carmel Bay. The house was designed by Architect Frank Lloyd Wright in 1948 and is listed in the Carmel Historic Resource Inventory. The residence is also eligible as both a California State Historical Resources and a National Historic Resource under Criteria #3 as the only house designed and constructed by Frank Lloyd Wright in Carmel that relates directly to its seaside location and environment.

Because of the property's close proximity to the ocean, the movement of water has eroded the bluff face under the house to the extent that it appears to be an eminent threat to the entry gate and driveway of the residence. Recent erosion on the lower portions of the bluff has resulted in focused ocean spray on specific areas supporting the bluff top driveway. The applicant is proposing to construct a 63-foot long bluff-top retaining wall along the northern boundary of the property, overlooking the southern edge of Carmel Beach. The wall is proposed to range between 7 feet and 8 feet in height, with the top of the wall approximately 16 feet above the existing grade of the beach. The wall is proposed to match, to the extent feasible, the existing bluff face, and would be constructed with the appearance of natural stone. The purpose of the wall is to prevent further erosion of the bluff caused by ocean spray and rain.

Staff Analysis:

Zoning Compliance: Pursuant to CMC Section 17.20.190 (Shoreline Protection); Shoreline protective structures may be permitted only when the review authority determines that the structure is:

1. Necessary to protect existing structures, coastal-dependent uses, public beaches, public access and beach facilities in danger of erosion;
2. The least environmentally damaging feasible alternative;
3. Designed to successfully eliminate or mitigate adverse impacts on local shoreline and sand supply;
4. Designed to avoid significant intertidal or subtidal areas;
5. Designed to avoid, or minimize if avoidance is infeasible, impacts on beach access; and
6. Designed to respect natural landforms and minimize visual impact to the extent possible, through means including the use of structures, colors and materials that are visually compatible to those already established.

Additionally, CMC Section 17.20.190 includes requirements to ensure proper maintenance and inspection of any shoreline protection. Staff has included recommended conditions (#26-#30) to address these requirements.

In staff's opinion, the proposed retaining wall is necessary to protect the subject historic property and is designed to minimize visual and environmental impacts to the surrounding areas. A Geological and Geotechnical Engineering Investigation was completed for the project by Haro, Kasunich and Associates, Inc in September 2014 and found that although the exposed

volcanic bedrock surrounding the house is relatively hard, it has been weakened by naturally occurring weathering, joints, and fractures. The project engineers determined that the construction of the retaining wall will stabilize the existing bluff face and help to preserve the north side of the property.

Historic Evaluation Summary: A determination of consistency with the Secretary of the Interior Standards for the Treatment of Historic Properties was granted by the Historic Resources Board on January 19, 2016. The Historic Resources Board took into consideration the appearance of the seawall and accepted the project subject to the following conditions:

1) All drainage should remain behind the wall, with no seep holes protruding through the wall.
2) The wall shall be built with a natural and integrated appearance to the existing rock, without a shelf or stepped appearance.
3) Prior to the issuance of a building permit, staff shall review the color and texture specifications of the artificial rock to confirm a natural appearance and differentiation

These requirements have been included in the conditions of approval for this project.

Archaeological Analysis: The subject residence and surrounding lands are located within the City of Carmel Archaeological Significance Overlay zone. An Archaeological Review of the retaining wall was completed by BASIN Research Associates on October 21, 2015, and found that sediment with a very low density of Red Abalone shell fragments are present within the footprint of the proposed retaining wall. This sediment may represent prehistoric midden (culturally affected soil) associated with the archaeological site that was destroyed during the construction of the residence in the early 1950s. The report notes that the sediment along the bluff appears to lack cultural integrity and significant prehistoric archaeological materials. The Archaeologist recommended the following three conditions:

1) The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
2) The project proponent shall retain a Professional Archaeologist to provide pre-construction briefing(s) to supervisory personnel of any excavation contractor to alert them to the possibility of exposing significant prehistoric archaeological resources within the project area. The briefing shall discuss any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow

regarding discovery protection and notification of the project proponent and archaeological team. An "Alert Sheet" shall be posted in conspicuous locations at the project location to alert personnel to the procedures and protocols to follow for the discovery of potentially significant prehistoric archaeological resources.

3) The project proponent shall retain a Professional Archaeological on an "on-call" basis during ground disturbing construction for the project to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historic resource(s) and/or unique archaeological resources under the California Environmental Quality Act (CEQA).

Environmental Review: An environmental Initial Study (IS) was prepared to evaluate the potential for the project to result in environmental impacts. The IS concluded that there was a potential for environmental effects, but that these could all be reduced to "less-than-significant" levels through the implementation of specific mitigation measures. Based on this conclusion, a draft Mitigated Negative Declaration (MND) was prepared for the project. Adoption of the MND by the Planning Commission and approval of the Design Study will complete the environmental review process. The draft IS and proposed MND will be circulated from March 10, 2016 to April 9, 2016 (30 days) and as of April 4, 2016, no comments were received. The final MND proposed for adoption is included as Attachment E, and the complete IS/MND is available for review (including all technical reports) upon request or at the Community Planning and Building Department.

ATTACHMENTS:

- Attachment A – Conditions of Approval
- Attachment B – Site Photographs
- Attachment C – Mitigated Negative Declaration (Initial Study will be provided electronically to Commission)
- Attachment D – California Coastal Conservancy Letter
- Attachment E – Project Plans

Attachment B – Site Photographs

Attachment B – Site Photographs

Rendering of proposed wall

Attachment C – Conditions of Approval

DS 15-158 (Henderson)
April 13, 2016
Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 14-158) authorizes the installation of a 63-foot long bluff-top retaining wall along the northern boundary of the property, overlooking the southern edge of Carmel Beach. The wall is proposed to range between 7 feet and 8 feet in height, with the top of the wall approximately 16 feet above the existing grade of the beach.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester	✔

	approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
8.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
9.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
10a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the	✔

	Planning Commission.	
10b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
11.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
12.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
Special Conditions per the Historic Resources Board approval on March 21, 2016		
13.	Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City's Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.	✔
14.	All drainage should remain behind the wall, with no seep holes protruding through the wall.	✔
15.	The wall shall be built with a natural and integrated appearance to the existing rock, without a shelf or stepped appearance.	✔
16.	Prior to the issuance of a building permit, staff shall review the color and texture specifications of the artificial rock to confirm a natural appearance and differentiation from the existing.	✔
Special Conditions per the Mitigation Monitoring Program		
17.	The installation of the bluff-top retaining wall should be constructed in a manner to replicate the volcanic bedrock texture with undulations both vertically and	✔

	horizontally. The surface color should be blended to conform with the underlying bedrock formation to avoid a differentiating line at the seam between the wall and bedrock. Samples of the proposed finish should be reviewed by City staff prior to installation.	
18.	The installation of the bluff-top retaining wall should be constructed with a natural and integrated appearance to the existing rock, without a shelf or stepped appearance. The color and texture should have a natural appearance, however it should appear different from the existing natural rock. Color and texture specifications should be reviewed by City staff prior to installation.	✔
19.	The project proponent shall retain a Professional Archaeologist to provide pre-construction briefings to supervisory personnel of any excavation contract to alert them to the possibility of exposing significant prehistoric archaeological resources within the project area. The briefing shall discuss any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding discovery protection and notification of the project proponent and archaeological team. An “Alert Sheet” shall be posted in conspicuous locations at the project location to alert personnel to the procedures and protocols to follow for the discovery of potentially significant prehistoric archaeological resources.	✔
20.	The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.	✔
21.	The project proponent shall retain a Professional Archaeologist on an “on-call” basis during ground disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeological shall review and evaluate any discoveries to determine if they are historic resources(s) and/or unique archaeological resources under the California Environmental Quality Act (CEQA).	✔
22.	The project Geotechnical Engineer or Engineering Geologist should observe the bedrock along the keyway of the proposed bluff top retaining wall after it has been initially excavated and make any necessary recommendation to deepen it if necessary to mitigate premature undermining of the wall due to localized wreathing or fracturing of the bedrock.	✔
23.	The Wing Walls at the end of the bluff top retaining wall should be embedded at least 6 feet laterally into the terrace deposits to stall outflanking of the wall. The	✔

	ends of the upper wall shall be configured to conform to the adjacent natural bluff face.	
24.	A landscape and drainage plan shall be submitted to the City for review prior to the beginning of construction. The landscaping shall prevent the migration of water behind the seawall. Following grading, all exposed slopes should be planted or landscaped as soon as possible to avoid erosion.	✔
25.	Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to the top of the reconstructed coastal bluffs and seep into the seawall systems. Surface drainage should be directed away from the reconstructed bluff top edge towards appropriate storm drain facilities where possible.	✔
Special Conditions per Municipal Code Section 17.20.190		
26.	Proposed bluff top development shall be designed and constructed to incorporate appropriate erosion control measures, in compliance with the City's grading standards.	✔
27.	The permittee shall ensure that the condition and performance of existing seawalls and revetments are regularly monitored by a licensed civil engineer with experience in coastal structures and processes. Such monitoring evaluation shall at a minimum address whether any significant weathering or damage has occurred that would adversely impact its future performance, and identify any structural damage requiring repair to maintain the as-built revetment profile.	✔
28.	Annual monitoring reports shall be prepared by a licensed civil engineer with experience in coastal structures and processes and shall contain recommendations, if any, for necessary maintenance, repair, changes or modifications to the existing revetment or the bedrock benches adjacent to and below it. All monitoring reports shall include photos of the structures and surrounding areas taken during low sand elevations in the winter months.	✔
29.	It is the permittee's responsibility to maintain any shoreline armoring structures and all irrigation, drainage, and vegetation in a structurally sound manner and its approved state until such a time that the seawalls and/or revetments are removed or replaced.	✔
30.	Applicants shall submit a construction plan that identifies the specific location of all construction areas, all staging areas, and all construction access corridors in site plan view. Construction and staging zones shall be limited to the minimum area required to implement the approved project, and to minimize construction	✔

	encroachment on the beach and intertidal areas, among other ways by using bluff top areas for staging and storing construction equipment and materials. The construction plan shall also identify the type and location of erosion control/water quality best management practices that will be implemented during construction to protect coastal water quality.	

*Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date

Once signed, please return to the Community Planning and Building Department.

CITY OF CARMEL-BY-THE-SEA

HENDERSON RESIDENCE BLUFF-TOP RETAINING WALL
DESIGN STUDY 15-158

DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CITY OF CARMEL-BY-THE-SEA
P.O. BOX G
E/S MONTE VERDE BETWEEN OCEAN AND 7TH
CARMEL, CA 93921

MARCH 2016

CITY OF CARMEL-BY-THE-SEA

HENDERSON RESIDENCE BLUFF-TOP RETAINING WALL, Design Study 15-158

DRAFT INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

Prepared by:

CITY OF CARMEL-BY-THE-SEA
P.O. BOX G
E/S MONTE VERDE BETWEEN OCEAN AND 7TH
CARMEL, CA 93921

MARCH 2016

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I. MITIGATED NEGATIVE DECLARATION

Mitigated Negative Declaration

Lead Agency Name and Address

City of Carmel-by-the-Sea
P.O. Drawer G
E/s Monte Verde between Ocean and 7th
Carmel, CA 93921

Contact Person and Phone Number

Marc Wiener, Acting Community Planning and Building Director
P.O. Drawer G
E/s Monte Verde between Ocean and 7th
Carmel, CA 93921
mwiener@ci.carmel.ca.us

Project Sponsor

Wellington S. Henderson Jr.
1325 Howard Ave, #940
Burlingame, CA 94010

Project Location

The project site is located on the west side of Scenic Drive, at 26336 Scenic, in the City of Carmel-by-the Sea. See **Figure 1** – **Figure 3**.

Name of Project

Henderson Residence Bluff-Top Retaining Wall

File Name/Number

Design Study 15-158

Project Description

The proposed project is a new 63-foot long bluff-top retaining wall along the northern boundary of the property, overlooking the southern edge of Carmel Beach. The wall is proposed to range between 7 feet and 8 feet in height, with the top of the wall approximately 16 feet above the existing grade of the beach. The wall is proposed to match, to the extent feasible, the existing bluff face, and would be constructed with the appearance of natural stone.

Because of the property's close proximity to the ocean, the movement of water has eroded the bluff face to the extent that it appears to be an imminent threat to the entry gate and driveway of the residence. Recent erosion on the lower portions of the bluff has resulted in focused ocean spray on specific areas supporting the bluff top driveway. The purpose of the wall is to prevent further erosion of the bluff caused by ocean spray and rain.

Physical changes to the environment include:

- Removal of some vegetation (non-native ground covers)

- Construction of a 63-foot long, bluff top retaining wall with short wing-walls

Review Period

March 10, 2016, through 4:00 p.m. on April 9, 2016

Comments

The City welcomes public comment on the project and on the analysis contained in this environmental Initial Study. Any individual, group, or agency wishing to make comments or ask questions related to the proposed project or the environmental analysis may submit them in writing to the City of Carmel-by-the-Sea at the address listed above. The City will consider all comments received by 4:00 p.m. on April 9, 2016. The City also will receive oral comments at a public hearing conducted by the Planning Commission on April 13, 2016.

Figure 1
Regional Vicinity

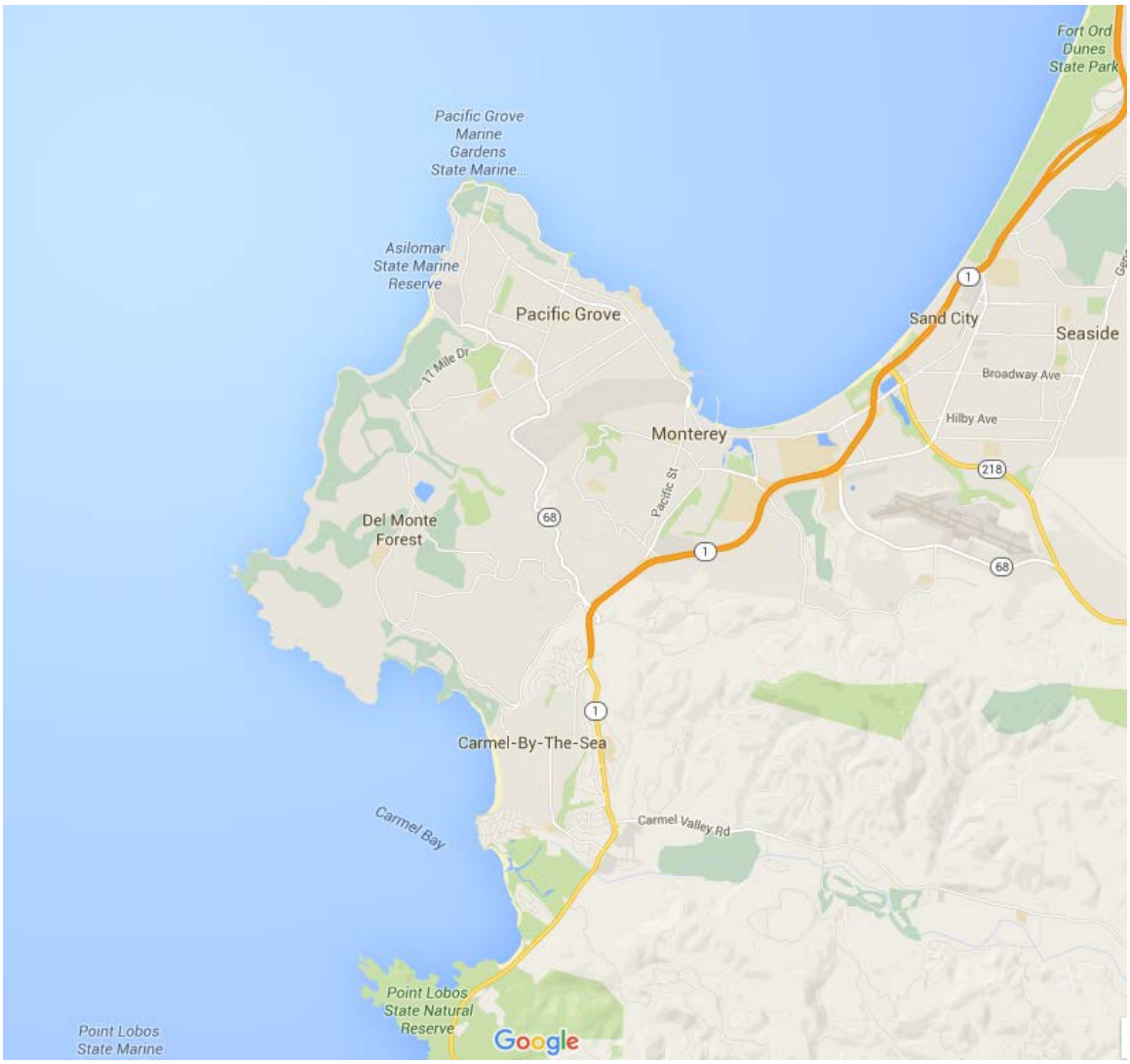

Figure 2
Project Vicinity

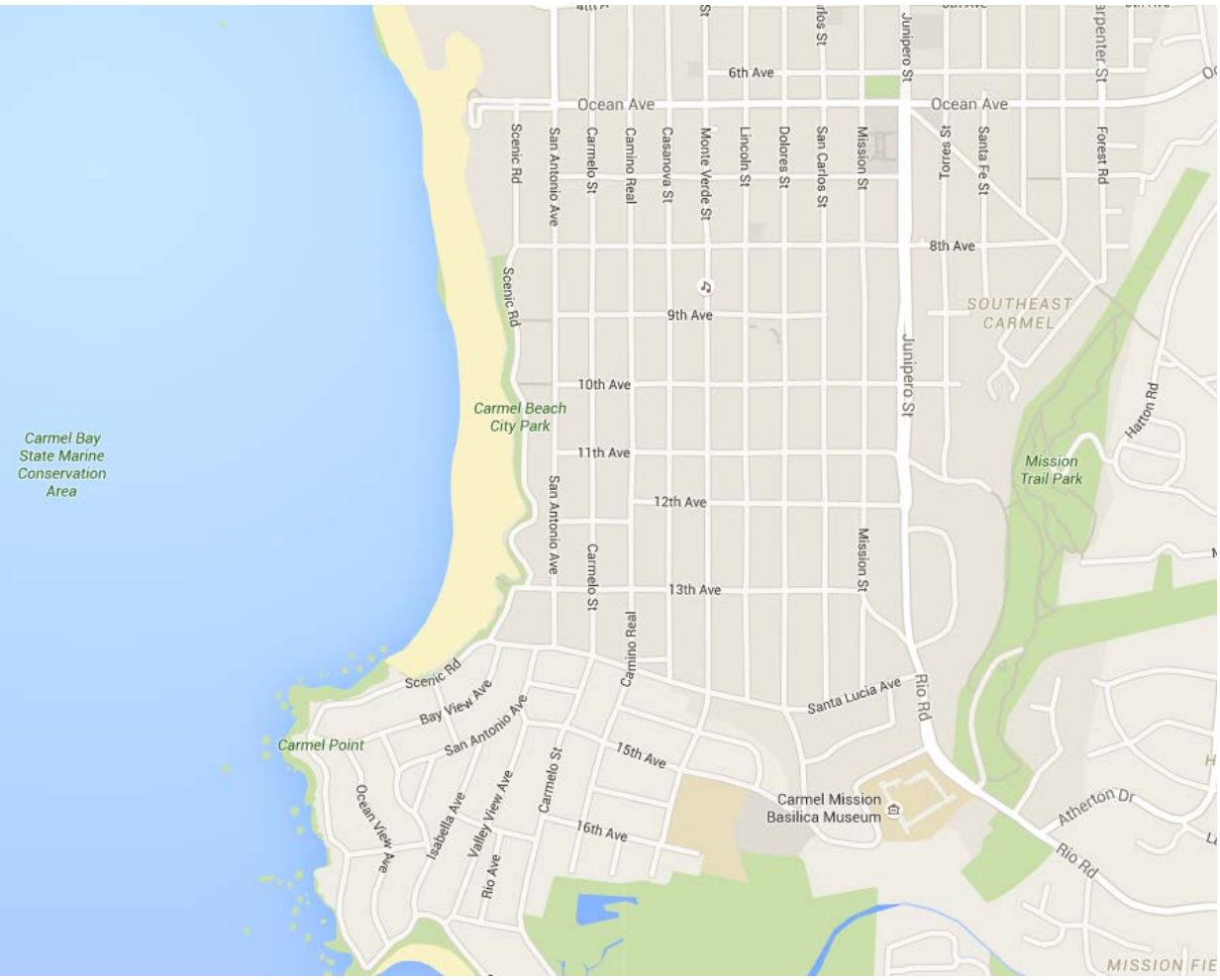

Figure 3
Project Location

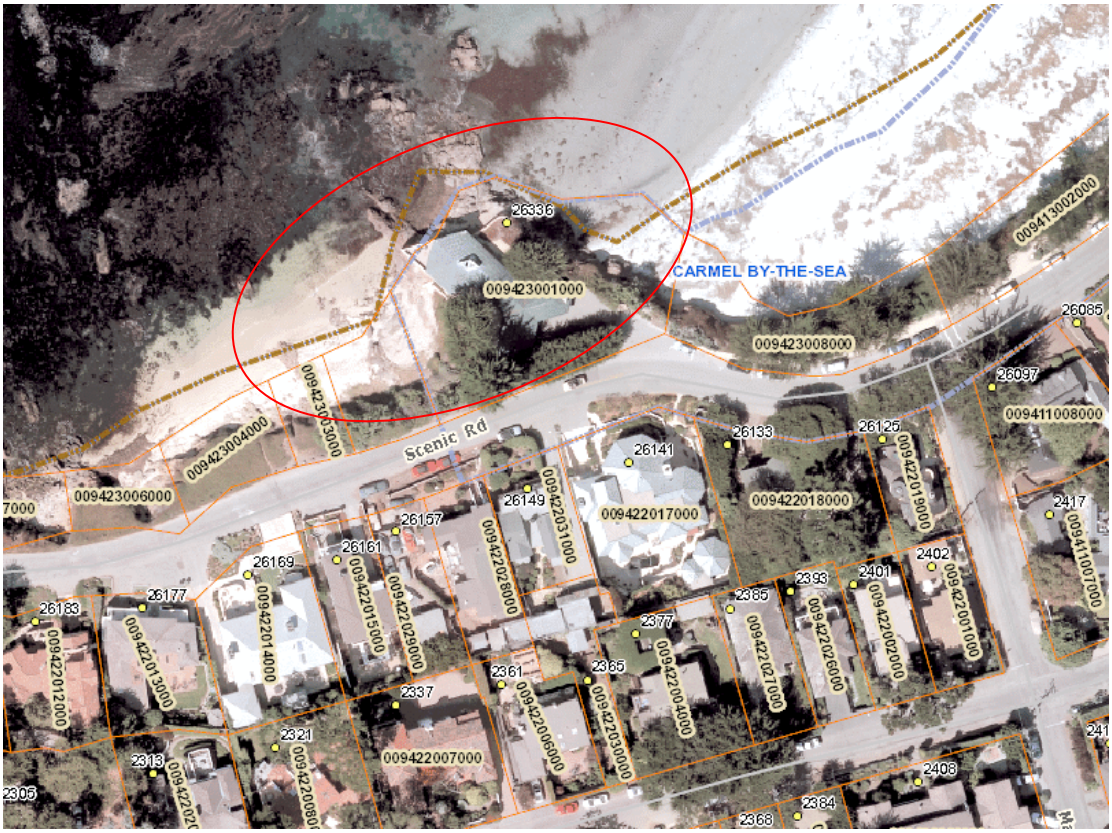

Figure 4a
Site Photograph

Figure 4b
Site Photograph

Figure 5
Project Rendering

Figure 6
Project Plans

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Findings and Reasons

The Initial Study identified eight potentially significant effects on the environment. However, with mitigation identified in this Initial Study, the proposed project will not have the potential to significantly degrade the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

The following reasons will support these findings:

1. Mitigation measures have been identified to reduce potential effects to a less than significant level.

2. The proposed project is consistent with the adopted goals and policies of the City of Carmel General Plan/Coastal Land Use Plan (LUP) and the City of Carmel Municipal Code, as well as the Monterey County Local Coastal Program.

3. City staff independently reviewed the Initial Study, and this Mitigated Negative Declaration reflects the independent judgment of the City of Carmel-by-the-Sea.

Proposed Mitigation Measures

Impact: The proposed project could result in adverse effects on the visual quality of the existing rock face.

AES-1

The installation of the bluff-top retaining wall should be constructed in a manner to replicate the volcanic bedrock texture with undulations both vertically and horizontally. The surface color should be blended to conform with the underlying bedrock formation to avoid a differentiating line at the seam between the wall and bedrock. Samples of the proposed finish should be reviewed by City staff prior to installation.

Timing/Implementation: Design Stage, Prior to issuance of a Building Permit

Monitoring/Enforcement: City of Carmel-by-the-Sea Community Planning and Building Department

AES-2

The installation of the bluff-top retaining wall should be constructed with a natural and integrated appearance to the existing rock, without a shelf or stepped appearance. The color and texture should have a natural appearance, however it should appear different from the existing natural rock. Color and texture specifications should be reviewed by City staff prior to installation.

Timing/Implementation: Design Stage, Prior to issuance of a Building Permit

Monitoring/Enforcement: City of Carmel-by-the-Sea Community Planning and Building Department

Impact: The proposed project could result in adverse effects on unknown archaeological remains during project construction.

CULT-1

The project proponent shall retain a Professional Archaeologist to provide pre-construction briefings to supervisory personnel of any excavation contract to alert them to the possibility of exposing significant prehistoric archaeological resources within the project area. The briefing shall discuss any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding discovery protection and notification of the project proponent and archaeological team. An "Alert Sheet" shall be posted in conspicuous locations at the project location to alert personnel to the procedures and protocols to follow for the discovery of potentially significant prehistoric archaeological resources.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

CULT-2

The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

CULT-3

The project proponent shall retain a Professional Archaeologist on an "on-call" basis during ground disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeological shall review and evaluate any discoveries to determine if they are historic resources(s) and/or unique archaeological resources under the California Environmental Quality Act (CEQA).

Timing/Implementation: During construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

Impact: The proposed project could result in adverse effects on unknown paleontological remains during project construction.

CULT-4

In the event paleontological resources are encountered or suspected during construction, the construction manager shall cease operation at the site of the discovery and immediately notify the City of Carmel-by-the-Sea Department of Community Planning and Building. A qualified paleontologist shall provide an evaluation of the find and prescribe mitigation measures to

reduce impacts to a less than significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

Timing/Implementation:	During construction
Enforcement/Monitoring:	City of Carmel-by-the-Sea Department of Community Planning and Building

Impact: The proposed project could result in adverse effects on the stability of the existing bedrock.

GEO-1

The project Geotechnical Engineer or Engineering Geologist should observe the bedrock along the keyway of the proposed bluff top retaining wall after it has been initially excavated and make any necessary recommendation to deep it if necessary to mitigate premature undermining of the wall due to localized wreathing or fracturing of the bedrock.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

GEO-2

The Wing Walls at the end of the bluff top retaining wall should be embedded at least 6 feet laterally into the terrace deposits to stall outflanking of the wall. The ends of the upper wall shall be configured to conform to the adjacent natural bluff face.

Timing/Implementation: Prior to Issuance of Building Permit

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

GEO-3

A landscape and drainage plan shall be submitted to the City Forester for review prior to the beginning of construction. The landscaping shall prevent the migration of water behind the seawall. Following grading, all exposed slopes should be planted or landscaped as soon as possible to avoid erosion.

Timing/Implementation: Prior to and during construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

GEO-4

Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to the top of the reconstructed coastal bluffs and seep into the seawall systems. Surface drainage should be directed away from the reconstructed bluff top edge towards appropriate storm drain facilities where possible.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

RECEIVED
APR 06 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

April 5, 2016

Mayor Jason Burnett
City of Carmel

Re: Walker House

Dear Mayor Burnett:

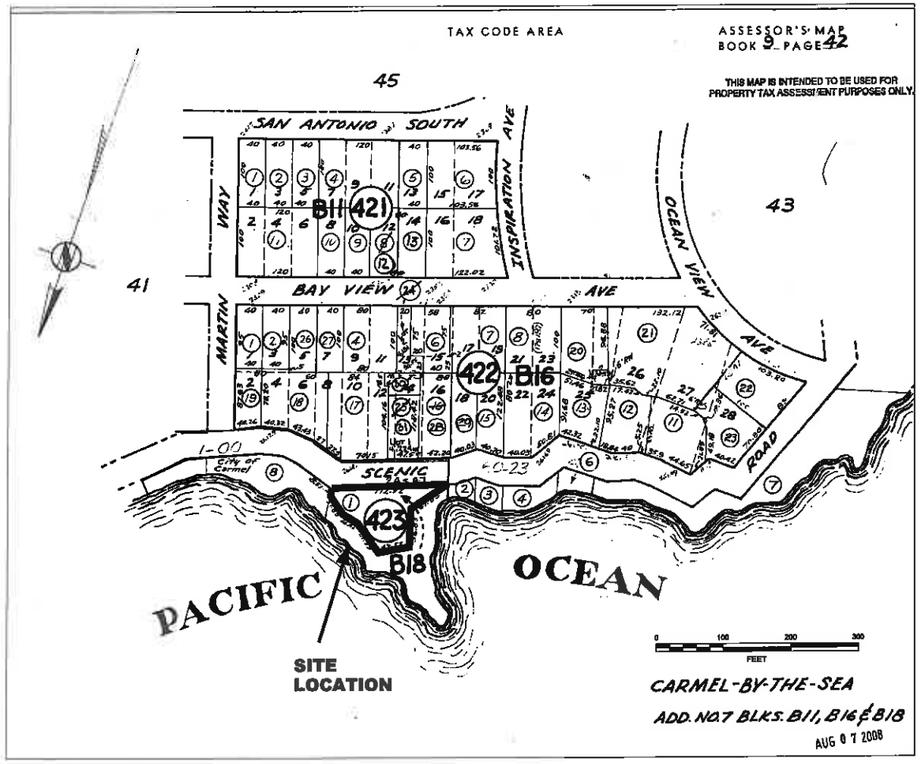
It was a pleasure meeting you and hearing you speak at the December 2015 meeting of the State Coastal Conservancy. As Chair of the Conservancy, I had the opportunity to visit the Frank Lloyd Wright-designed Walker House while in Carmel. This important historic residence is one of the many treasures Mr. Wright designed, and as with all temporal things, needs protection and support work from time to time. It is my understanding that the City Planning Commission is presently considering corrective and protective measures required to shore up the fencing, gates and pillars on the property. Since these features were an integral part of the Wright design, I am writing to encourage the City to do everything necessary to permit this work.

As one who has worked with the Conservancy for over a decade, I very much appreciate the good efforts you and the City have made to improve our coastal environs. I would appreciate if you could pass along my comments to the Planning Commission for consideration as they make their decision on this worthwhile project.

Sincerely,

Douglas H. Bosco, Chair
California State Coastal Conservancy

CONCEPTUAL BLUFFTOP RETAINING WALL PLANS
UPCOAST SIDE OF THE HENDERSON PROPERTY
SCENIC ROAD, CARMEL, CA
MONTEREY COUNTY APN 009-423-001



MONTEREY COUNTY A.P.N. 009-423-001

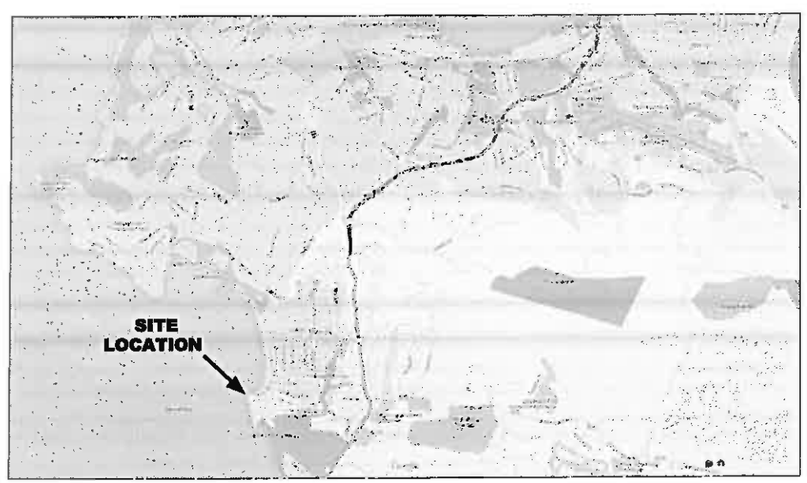
PROJECT DATA

A.P.N. : 009-423-001

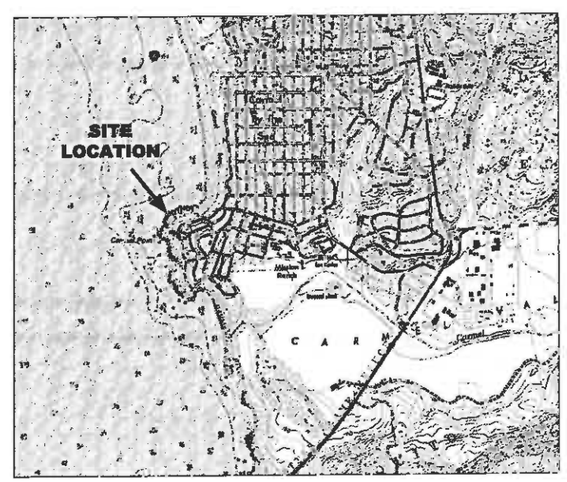
OWNER : WELLINGTON S. HENDERSON JR.
1325 HOWARD AVENUE, #940
BURLINGAME, CA

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - CONCEPTUAL BLUFFTOP RETAINING WALL PLAN
SHEET 3 - CONCEPTUAL BLUFFTOP RETAINING WALL CROSS SECTIONS



VICINITY MAP



TOPOGRAPHIC MAP

PLAN PREPARERS:

John Kasunich, G.E. 455
Mark Foxx, C.E.G. 1493
HARO, KASUNICH & ASSOCIATES, INC.
116 East Lake
Watsonville, CA 95076
(831)722-4175 (831)722-3202 FAX

SURVEYOR:
MONTEREY BAY ENGINEERS, INC.
607 Charles Ave Suite B
Seaside, California 93955
(831) 899-7899 (831)899-7879 FAX

REGISTERED PROFESSIONAL ENGINEER JOHN E. KASUNICH NO. 455 GEOTECHNICAL STATE OF CALIFORNIA

REVISIONS	BY

TITLE SHEET
CONCEPTUAL BLUFFTOP RETAINING WALL PLANS
UPCOAST SIDE OF THE HENDERSON PROPERTY, SCENIC ROAD, CARMEL, CA
MONTEREY COUNTY APN 009-423-001

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175

Date	9/4/2014
Scale	AS SHOWN
Drawn	MF
Job	M1066
Sheet	1 OF 3 SHEETS

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PACIFIC OCEAN

ROCKY AREA
ALL ROCKS
NOT COMPLETELY DEFINED

MEAN HIGH TIDE LINE

WING WALL

PROPOSED 63 FT LONG BLUFFTOP RETAINING WALL

SECTION A

SECTION B

SECTION C

BEACH

BEACH

HENDERSON RESIDENCE

(E) ROCK WALL

BEDROCK

TERRACE DEPOSITS

(F) SLAB

(E) WALL

(E) SLAB

PATH

BORING B-1

WING WALL

DRIVEWAY

AC DRIVEWAY

(E) ROCK WALL

(E) ROCK CURB

(E) ROCK COLUMN

(E) GATE

STAIRS

APN 009-423-001

APN 009-423-002

ROCK

SS VAULT

SSCO

CATV

WM

(E) WOOD FENCE

(E) AC CURB

(E) EDGE OF PAVEMENT

SCENIC ROAD

SCENIC ROAD
(A 40' WIDE CITY STREET)

BLUE SPIKES

(E) MARKERS

(E) SHED

LOT 12

ELEVATIONS ARE NAVD 88

0 10 20 30
FEET

TOPOGRAPHIC SURVEY BY
MONTEREY BAY ENGINEERS, INC.
JOB NO. 13-052 JUNE, 2014

REVISIONS	BY

CONCEPTUAL BLUFFTOP RETAINING WALL PLAN
UPCOAST SIDE OF THE HENDERSON PROPERTY, SCENIC ROAD, CARMEL, CA
MONTEREY COUNTY APN 009-423-001

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175

Date	9/4/2014
Scale	AS SHOWN
Drawn	MF
Job	
Sheet	2 OF 3 SHEETS

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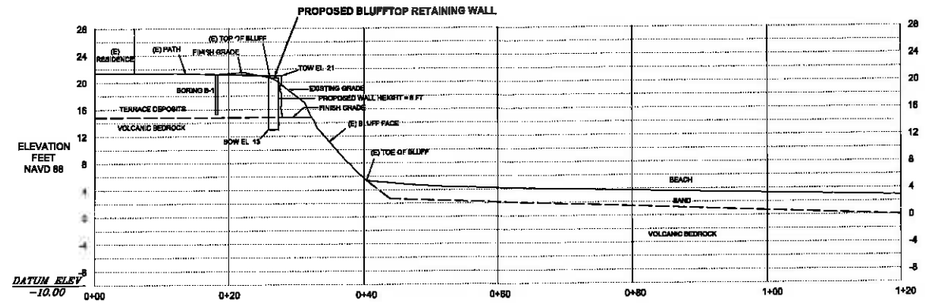

A CROSS SECTION A

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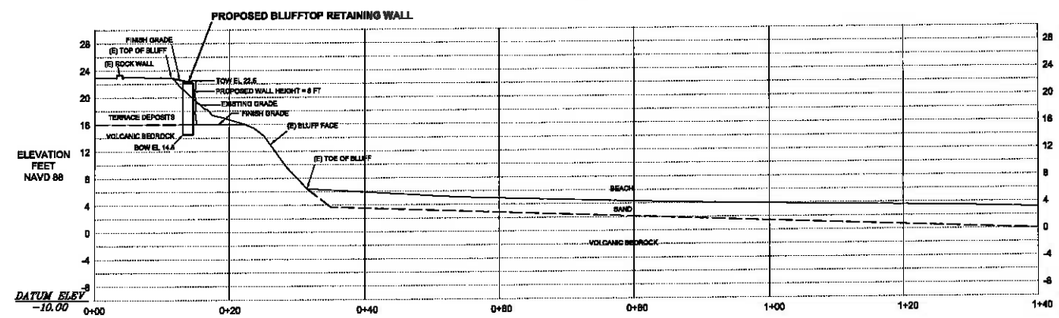

B CROSS SECTION B

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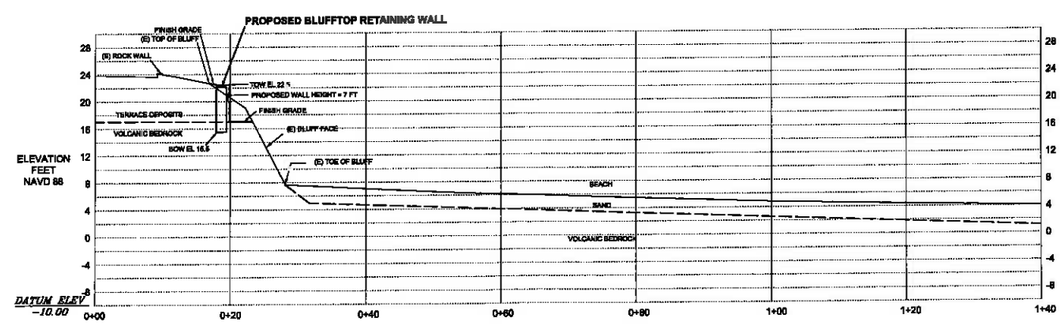

C CROSS SECTION C

SCALE: HORIZONTAL: 1" = 10', VERTICAL: 1" = 10'

REVISIONS	BY

CONCEPTUAL BLUFFTOP RETAINING WALL CROSS SECTIONS
UPCOAST SIDE OF THE HENDERSON PROPERTY, SCENIC ROAD, CARMEL, CA
MONTEREY COUNTY APN 009-423-001

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175

Date	9/4/2014
Scale	AS SHOWN
Drawn	MF
Job	
Sheet	3 OF 3 SHEETS

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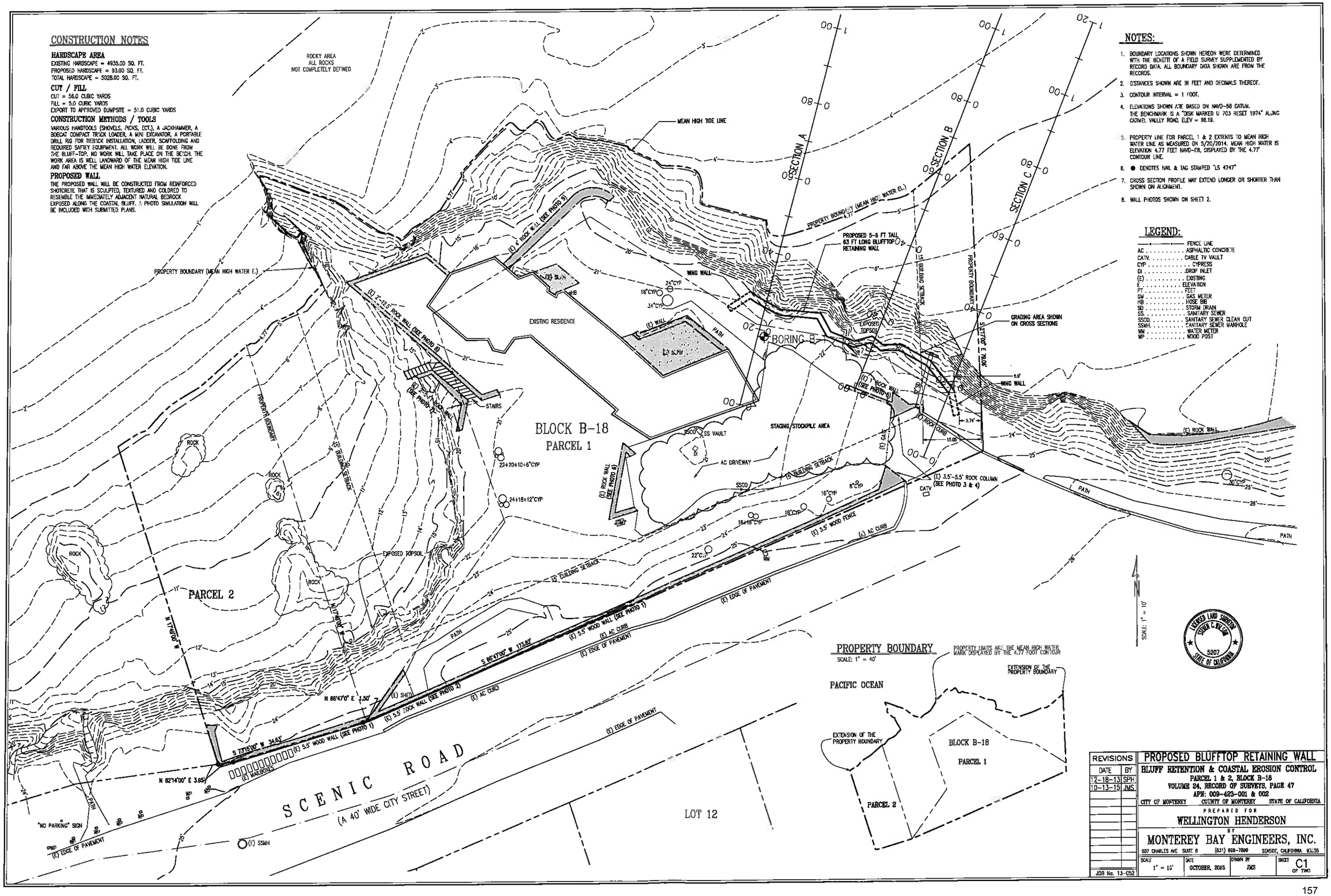
CONSTRUCTION NOTES

HARDSCAPE AREA
EXISTING HARDSCAPE = 4935.00 SQ. FT.
PROPOSED HARDSCAPE = 93.00 SQ. FT.
TOTAL HARDSCAPE = 5028.00 SQ. FT.

CUT / FILL
CUT = 56.0 CUBIC YARDS
FILL = 5.0 CUBIC YARDS
EXPORT TO APPROVED DUMPSITE = 51.0 CUBIC YARDS

CONSTRUCTION METHODS / TOOLS
VARIOUS HANDTOOLS (SHOVELS, PICKS, ECT.), A JACKHAMMER, A BOBCAT COMPACT TRUCK LOADER, A MINI EXCAVATOR, A PORTABLE DRILL RIG FOR TIEBACK INSTALLATION, LADDER, SCAFFOLDING AND REQUIRED SAFTEY EQUIPMENT. ALL WORK WILL BE DONE FROM THE BLUFF-TOP. NO WORK WILL TAKE PLACE ON THE BEACH. THE WORK AREA IS WELL LANDWARD OF THE MEAN HIGH TIDE LINE AND FAR ABOVE THE MEAN HIGH WATER ELEVATION.

PROPOSED WALL
THE PROPOSED WALL WILL BE CONSTRUCTED FROM REINFORCED SHOTCRETE THAT IS SCULPTED, TEXTURED AND COLORED TO RESEMBLE THE IMMEDIATELY ADJACENT NATURAL BEDROCK EXPOSED ALONG THE COASTAL BLUFF. A PHOTO SIMULATION WILL BE INCLUDED WITH SUBMITTED PLANS.



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. THE BENCHMARK IS A "DISK MARKED U 703 RESET 1974" ALONG CARMEL VALLEY ROAD. ELEV = 96.19.
5. PROPERTY LINE FOR PARCEL 1 & 2 EXTENTS TO MEAN HIGH WATER LINE AS MEASURED ON 5/20/2014. MEAN HIGH WATER IS ELEVATION 4.77 FEET NAVD-C8, DISPLAYED BY THE 4.77' CONTOUR LINE.
6. ● DENOTES NAIL & TAG STAMPED "LS 4247"
7. CROSS SECTION PROFILE MAY EXTEND LONGER OR SHORTER THAN SHOWN ON ALIGNMENT.
8. WALL PHOTOS SHOWN ON SHEET 2.

LEGEND:

—•—•—	FENCE LINE
AC	ASPHALTIC CONCRETE
CATV	CABLE TV VAULT
CYP	CYPRESS
DI	DROP INLET
(E)	EXISTING
E	ELEVATION
FT	FEET
GM	GAS METER
HB	HOSE BIB
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WP	WOOD POST

REVISIONS	
DATE	BY
12-18-13	SPH
10-13-15	JMS

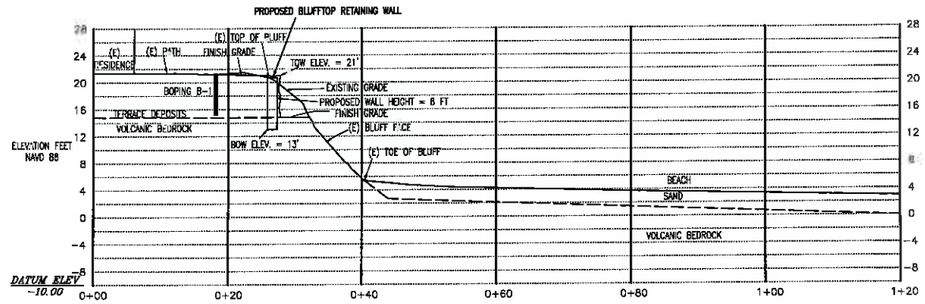
JOB No. 13-052

PROPOSED BLUFFTOP RETAINING WALL

BLUFF RETENTION & COASTAL EROSION CONTROL
PARCEL 1 & 2, BLOCK B-18
VOLUME 24, RECORD OF SURVEYS, PAGE 47
APN: 009-423-001 & 002
CITY OF MONTEREY COUNTY OF MONTEREY STATE OF CALIFORNIA

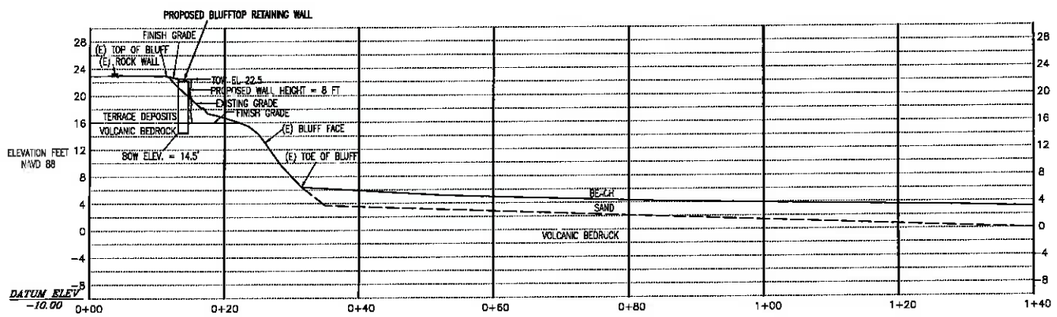
PREPARED FOR
WELLINGTON HENDERSON
BY
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
1" = 10'	OCTOBER, 2015	JMS	C1 OF TWO



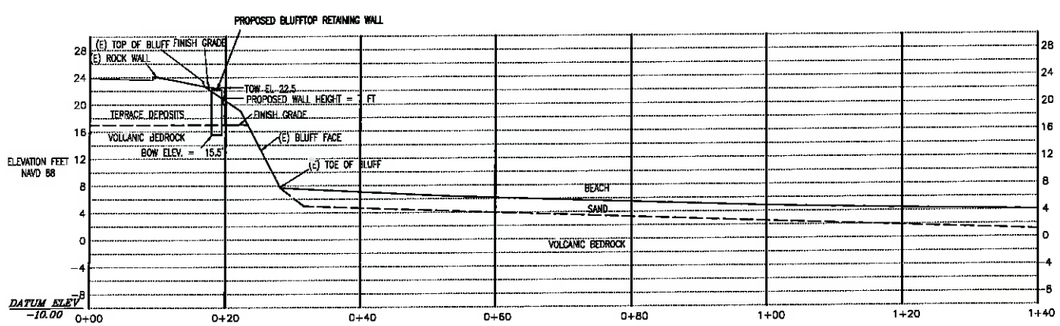
A CROSS SECTION A

SCALE: HORIZONTAL: 1" = 10', VERTICAL: 1" = 10'



B CROSS SECTION B

SCALE: HORIZONTAL: 1" = 10', VERTICAL: 1" = 10'



C CROSS SECTION C

SCALE: HORIZONTAL: 1" = 10', VERTICAL: 1" = 10'

WALL PHOTOS

PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

PHOTO 5

PHOTO 6

PHOTO 7

PHOTO 8

PHOTO 9

REGISTERED LAND SURVEYOR SIDNEY C. WILSON 5207 STATE OF CALIFORNIA

REVISIONS	
DATE	BY
12-16-13	SPH
10-13-15	JMS

JOB No. 13-052

PROPOSED BLUFFTOP RETAINING WALL

BLUFF RETENTION & COASTAL EROSION CONTROL

PARCEL 1 & 2, BLOCK B-18
VOLUME 24, RECORD OF SURVEYS, PAGE 47
APN: 009-423-001 & 002

CITY OF MONTEREY COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
WELLINGTON HENDERSON

BY
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE. SUITE B (831) 859-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
1" = 10'	OCTOBER, 2015	JMS	C2 OF TWO

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Final Design Study (DS 15-217), Coastal Development Permit, and Variance (VA 16-070) applications for the demolition of existing residence and construction of new residence located in the Single-Family Residential (R-1) Zoning District, Beach and Riparian (BR) Zoning Districts, Archaeological Significance (AS) Overlay District, and in the Appeal Jurisdiction/Beach Overlay (AB) Overlay Districts.

Recommendation:

Accept the Final Design Study (DS 15-217) and Variance (VA 16-070) applications subject to the attached findings and conditions.

Application:	DS 15-217 (Chadwick)	**APN:**	010-312-026
Block:	C2	**Lot(s)**:	10 & 11
Location:	Scenic Road, 2 NW of 8th		
Applicant:	Eric Miller Architects, AIA	**Property Owner:**	Chadwick Living Trust

Background and Project Description:

The Planning Commission conducted a concept review of this project on December 16, 2015 and on March 9, 2016. At the March 9 hearing, the Planning Commission made a motion to accept the design with a request that the applicant revise the design to eliminate the second floor south-facing bedroom window and redesign the front entry. The applicant has revised the plans to reflect the Planning Commission's request.

The project site is a 4,000-sf interior parcel located on Scenic Road two parcels northwest of 8th Avenue. The subject property is currently developed with a 2,089-sf two-story single-family residence. A Determination of Historic Ineligibility for the residence was issued by the Planning

Department on February 28, 2015, herein included by reference. The property file indicates that the original residence was a post/adobe built in 1949. The residence has undergone several modifications over the years, including substantial additions in 1956 and 1981.

The project site is located within the Beach and Riparian (BR) and Archaeological Significance (AS) Overlay Districts, which restricts height to 18-ft, and requires the preparation of an archaeological report. As required for all developments in the areas of Archaeological Significance, an archaeological report has been prepared and concludes there are no issues of concern, except that in the case that archaeological resources, or human remains are found, or uncovered during construction, work must be halted within 50 meters (±160 feet) until it can be evaluated by a qualified professional archaeologist.

The applicant has submitted plans to demolish the existing residence and remove all hardscape and construct a new 2,072-sf, two-story single-family residence consisting of a 440-sq-ft basement/garage at sub-grade, 971-sf on the ground level, 517-sf on the second level, and a 144-sf footprint for the elevator and stairwell. The basement includes a crawl space, a one-car garage space (accessed by a car-lift), a mechanical room, storage room, and two bedrooms with full bathrooms. The proposed project qualifies for 434-sf of bonus floor area. The sub grade living area consists of two bedrooms, each with its own bathroom and exterior door to a below grade patio on the west side of the property. The basement is accessible via an interior stairwell and elevator.

The proposed project includes the following major components:

1. Demolition of the existing residence and attached garage;
2. site clearance, excavation and grading;
3. import engineered soils and materials;
4. backyard deck with fire pit;
5. new fencing on north, east and south sides;
6. two wood-burning fireplaces with chimneys/one gas fireplace;
7. stone trim to front entry; and
8. steel windows with stone trim and sill.

PROJECT DATA FOR A 4,006.8 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1802.5 sf (45.0%)	Total 2,089 sf (52.1%) Main level 1,411 sf Second floor 678 sf	Total 2,072 sf (52%)* Main level 971 sf Second floor 517 sf Basement 440 sf Elevator and stairwell 144 sf
Site Coverage	556.8 sf (13.9%)**	1,458.6 sf (37%) 86.5% impermeable	792 sf (142.4%) 112.9% impermeable
Trees (upper/lower)	3 Upper /1 Lower (recommended)	None (one dead tree trunk on north side)	0
Ridge Height (main level)	≤ 18 ft	18 ft.	18 ft.
Plate Height (ground level/second level)	≤ 18 ft	~9 ft./16 ft.	8 ft. 9 in./16 ft. 4 in.
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft	15 ft	15 ft.
Composite Side Yard	13.25 ft (25%) (53-ft-wide lot)	9 ft	13.25 ft.
Minimum Side Yard	3 ft	3 ft	7.25 ft. (north side) 6 ft. (south side)
Rear	3 ft/15ft***	20 – 25 ft	24 – 26 ft. (first floor) 21 – 26 ft. (second floor)
* Total excluded area is 434 sf ** Allowable site coverage with bonus, if 50% of more of the site coverage is permeable. *** Structures in the 15 ft rear yard setback are required to be under 15 ft in height.			

Variance Request: The City's Residential Design Guidelines (Section 3.0, Topography) encourage site plan designs that relate to and take advantage of the site's topography and slope and includes guidelines that address the manner in which natural grades are addressed and how a site is excavated for a building foundation. A key principle is to maintain the sense of natural topography, balanced with the objective of minimizing the mass and scale of a building.

The rear of the property has a steep topography that is challenging to use as outdoor living space. To address this issue the applicant is proposing a 364-sf stone-surfaced deck set on a wood support structure coated with stucco. To facilitate this project component, the applicant is requesting a Variance (VA 16-070) that would allow for excess site coverage. The allowed site coverage is 556 square feet but the applicant is requesting a total of 792 square feet. The Commission indicated that it could support the request for a Variance from the site coverage standards due to the steep topography of the rear yard. The attached Findings reflect approval of the Variance.

***Previous Hearing*:** At the March 9 hearing the Planning Commission instructed that the second floor south side window be removed and that the front entry feature be toned down so as to be consistent with the Design Guideline 9.12 that states, *"the use of a grand entryway, oversized entry door or large picture window facing the street is discouraged."* Review of the revised Final plans indicates that the second-story window has been removed and the front entry has been reconfigured.

The original entry design included limestone around the perimeter of the door and was 9 feet wide and 10 feet high. The revised entry also consist of limestone around the perimeter of the door and is 6 feet wide and 9 feet with a cornice at the top. In staff's opinion, the applicant may not have adequately addressed the Planning Commission's concerns regarding the grand entry. The Planning Commission must determine if the new entry design meets the intent of Design Guideline 9.12. Also, in the event the Planning Commission is not satisfied with the current entry design proposed, staff has requested the project architect to bring additional designs for consideration by the Planning Commission.

Other Project Components:

Exterior Lighting: Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

The location of the proposed light fixtures affixed to the residence are depicted on the elevations included on Sheet A-2.1 of the plan set, and the lighting details are included on Sheet A-7.1. The applicant is proposing incandescent up to 25 watts, or LED bulbs not to exceed the incandescent equivalent of 375 lumens. The applicant is proposing a total of three lights on the main floor and one on the second floor. Of the three fixtures on the main floor, only one of

these fixtures is facing the east elevation (facing Scenic Drive) and is set above the garage within the 10-foot vertical height limit. One recessed light will be installed above the front door on the east elevation.

Although the lighting is not down cast, the 25 watt limitation combined with the heavy seeded glass will be sufficient to diminish light intrusion into the front yard and public space. Staff supports the proposed fixtures and notes that they comply with City requirements.

In regard to landscape lighting, the applicant is proposing light fixtures as shown on Sheet L-3. However, the landscape plans on Sheet L-2 do not show where these fixtures will be located. Therefore, a condition is prescribed whereby the applicant will work with City staff to fix the location of these fixtures.

Fences: Except for the north side, front yard fence, the property's existing fencing will be removed and replaced as shown on Sheet A-1.2. Fencing will be grape stake on both sides of a structural support. Fencing on the south (side yard) and west (rear yard) side will be replaced with the grape stake not to exceed 6 feet (4 feet within 15 feet of the east (front) property boundary). Fencing at the front of the house on the east side fronting Scenic Road will be a solid 4-foot high grape-stake fence.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. An existing, non-historically significant single-family residence with garage will be demolished and replaced by a new residence, and therefore qualifies for a Class 3 Exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A - Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – Project Plans

Attachment A – Findings for Approval

DS 15-217/VA 16-070 (Chadwick)
April 13, 2016

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45) For each of the required Design Study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
MUNICIPAL CODE FINDING	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and	✓	

complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.		
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	
VARIANCE FINDINGS (CMC 17.64.210)	YES	NO
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property owner of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance;	✓	
2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone;	✓	
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare;	✓	
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation;	✓	
5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property; and	✓	
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).	✓	
COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):	YES	NO
1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment B – Conditions of Approval

DS 15-217 (Chadwick)
April 13, 2016
Conditions of Approval
Page 1

Once signed, please return to the Community Planning and Building Department.

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 15-217) authorizes the applicant to demolish the existing residence and remove all hardscape and construct a new 2,072-sf, two-story single-family residence consisting of a 440-sq-ft basement/garage at sub-grade, 971-sf on the ground level, 517-sf on the second level, and a 144-sf footprint for the elevator and stairwell (not changed from previous). The basement includes a crawl space, a one-car garage space (accessed by a car-lift), a mechanical room, storage room, and two bedrooms with full bathrooms. Finish materials include stucco, metal railings, clay tile roofing, unclad wood windows and doors, and new fencing. Fencing will include a four-foot high grape-stake fence with spaced pickets in the front yard setback area and a solid six-foot high solid fencing elsewhere. Section of fencing on the north boundary line in the front yard set back area is proposed to remain.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔

5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✔
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	**NA**
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction,	✔

	the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	✔
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant	✔

	shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall plant TWO lower-canopy trees from the City's recommended tree list, and shall indicate the size species and locations on the required landscape plan prior to Final Design Study approval. Location will be based on City Forester review and approval based on discussion with neighbor to the East.	✔
23.	The applicant shall work with City staff to fix locations of the proposed landscape lighting.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department.

CHADWICK RESIDENCE

SCENIC 2 NW OF 8th AVENUE
CARMEL-BY-THE-SEA, CA 93923

REVISION	No.
REVISED 1/27/16 2/23/16 & 3/2/16	1
REVISED 3/30/16	2

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE.
VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

TREE REMOVAL

FIFTEEN TREES/SHRUBS ARE PROPOSED FOR REMOVAL, INCLUDING (1) 2" TREE, (1) 4" TREE, (2) 6" TREES, (3) 8" TREES, (3) 10" TREES, (4) 12" TREE, AND (1) 14" TREE. ONE 36" DEAD TRUNK WILL BE REMOVED.

PROJECT INFORMATION

OWNER: ART AND FARAH CHADWICK
THE CHADWICK LIVING TRUST
P.O. BOX 3410
SARATOGA, CA 95070

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
BLOCK C2, LOTS 10 & 11

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940

PROJECT DATA

PROJECT DESCRIPTION:

DEMOLITION OF EXISTING HOUSE, DECKS AND PAVING. PROPOSED CONSTRUCTION OF NEW TWO-STORY RESIDENCE WITH BASEMENT, 3 BEDROOMS, 3-1/2 BATHS, 1-CAR GARAGE WITH SUBTERRANEAN LIFT IN THE BASEMENT, AND RETAINING WALLS.

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
CARMEL-by-the-SEA, CA 93923

LOT SIZE: 4,006.8 S.F.
ZONING: R-1, BR DISTRICT
BLOCK: C-2
LOTS: 10 & 11
A.P.N.: 010-312-026-000
OCCUPANCY GROUP: (R) FOR HOUSE AND (U) FOR GARAGE
TYPE OF CONSTRUCTION: (V-B)
SITE COVERAGE VARIANCE: ABOVE GRADE DECK AT BACK YARD, INCREASING SITE COVERAGE FROM 556.0 S.F. ALLOWED TO 792.0 S.F. PROPOSED.

SITE & BUILDING STANDARDS

	ALLOWED	PROPOSED
FRONT SETBACK	15.0' MIN.	15.0'
SIDE SETBACKS	25% OF SITE WIDTH (MIN. 3 FT.)	3.0' MIN., 13.25' TOTAL
NORTH SIDE	7.25' MIN.	7.25'
SOUTH SIDE	6.0' MIN.	6.0'
REAR SETBACK	3.0'	21.4'
MAX. BUILDING HEIGHT	18'-0"	18'-0"
MAX. ALLOWED F.A.R.	1,802 S.F. ABOVE GRADE	2,072 S.F. W/ BASEMENT
MAX. ALLOWED SITE COVERAGE	395.0 S.F./556.0 S.F.	556.0 S.F. W/ 50% PERVIOUS
AVERAGE GRADE	59.5'	

△1

EXISTING FLOOR AREA

FIRST FLOOR	1,411.0 S.F.
SECOND FLOOR	678.0 S.F.
TOTAL EXISTING FLOOR AREA :	2,089.0 S.F.

PROPOSED FLOOR AREA

FIRST FLOOR	971.0 S.F.
SECOND FLOOR	517.0 S.F.
STAIR & ELEVATOR	144.0 S.F.
BASEMENT	440.0 S.F.
TOTAL PROPOSED FLOOR AREA =	2,072.0 S.F.
BASEMENT - STAIRWELL	198.0 S.F.
BASEMENT - CARLIFT & ELEVATOR	236.0 S.F.
TOTAL EXCLUDED AREA =	434.0 S.F.

EXISTING SITE COVERAGE

DRIVEWAY	267.0 S.F.
CONCRETE WALKS / PATIOS	866.0 S.F.
SITE WALLS / CURBS	59.0 S.F.
WOOD SHED / UTILITIES	36.0 S.F.
WOOD STEPS	57.0 S.F.
TOTAL EXISTING SITE COVERAGE :	1,285.0 S.F.
ELEVATED WOOD DECK :	173.6 S.F.

PROPOSED SITE COVERAGE

PERVIOUS COVERAGE:		
DRIVEWAY	151.0 S.F.	
DRY STACK WALLS	25.0 S.F.	
PATHWAYS/ PAVING	39.0 S.F.	
BAY WINDOWS	16.0 S.F.	
WOOD FENCE	39.0 S.F.	
TOTAL PERVIOUS COVERAGE :	270.0 S.F.	6.7%
IMPERVIOUS COVERAGE:		
DECK	408.0 S.F.	
STAIRS	26.0 S.F.	
SITE WALLS	94.0 S.F.	
TOTAL IMPERVIOUS COVERAGE :	528.0 S.F.	13.2%
TOTAL PROPOSED SITE COVERAGE :	798.0 S.F.	19.9%
MAXIMUM ALLOWED SITE COVERAGE : △1	556.0 S.F.	13.9%

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ARCHITECTURAL

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A-1.2 PROPOSED SITE PLAN

A-2.0 PROPOSED BASEMENT FLOOR PLAN
A-2.1 PROPOSED FIRST FLOOR PLAN
A-2.2 PROPOSED SECOND FLOOR
A-2.3 PROPOSED ROOF PLAN
A-2.4 PROPOSED FLOOR AREA DIAGRAM
A-2.5 PROPOSED ROOF HEIGHT PLAN

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A-3.2 PROPOSED EXTERIOR ELEVATIONS
A-3.3 STREET ELEVATIONS
A-3.4 BUILDING SECTIONS

A-4.1 PROPOSED DOOR SCHEDULE
A-4.2 PROPOSED WINDOW SCHEDULE

A-7.1 MATERIAL SAMPLES

CIVIL

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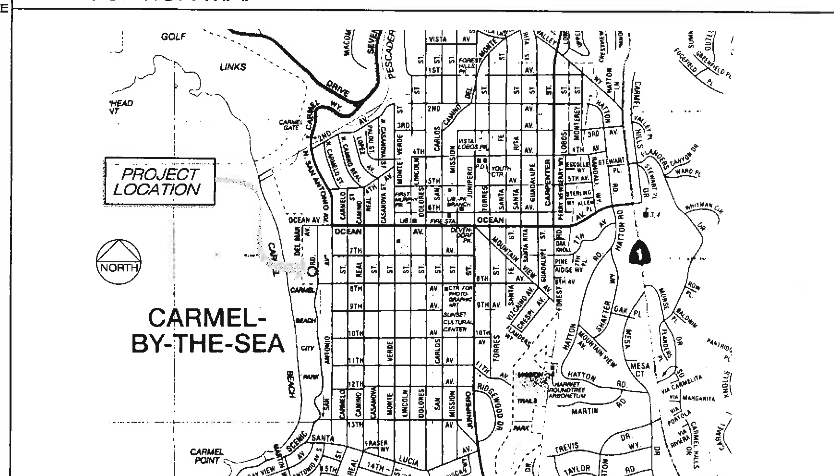
1 OF 1 CONSTRUCTION MANAGEMENT PLAN

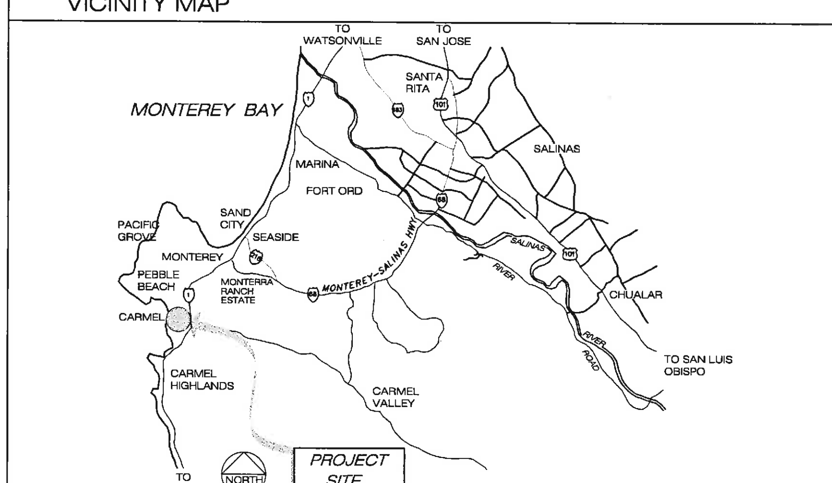
LANDSCAPE

L-1 LIGHTING IRRIGATION PLAN
L-2 PLANTING PLAN
L-3 NOTES

LOCATION MAP



VICINITY MAP



CONSULTANT:

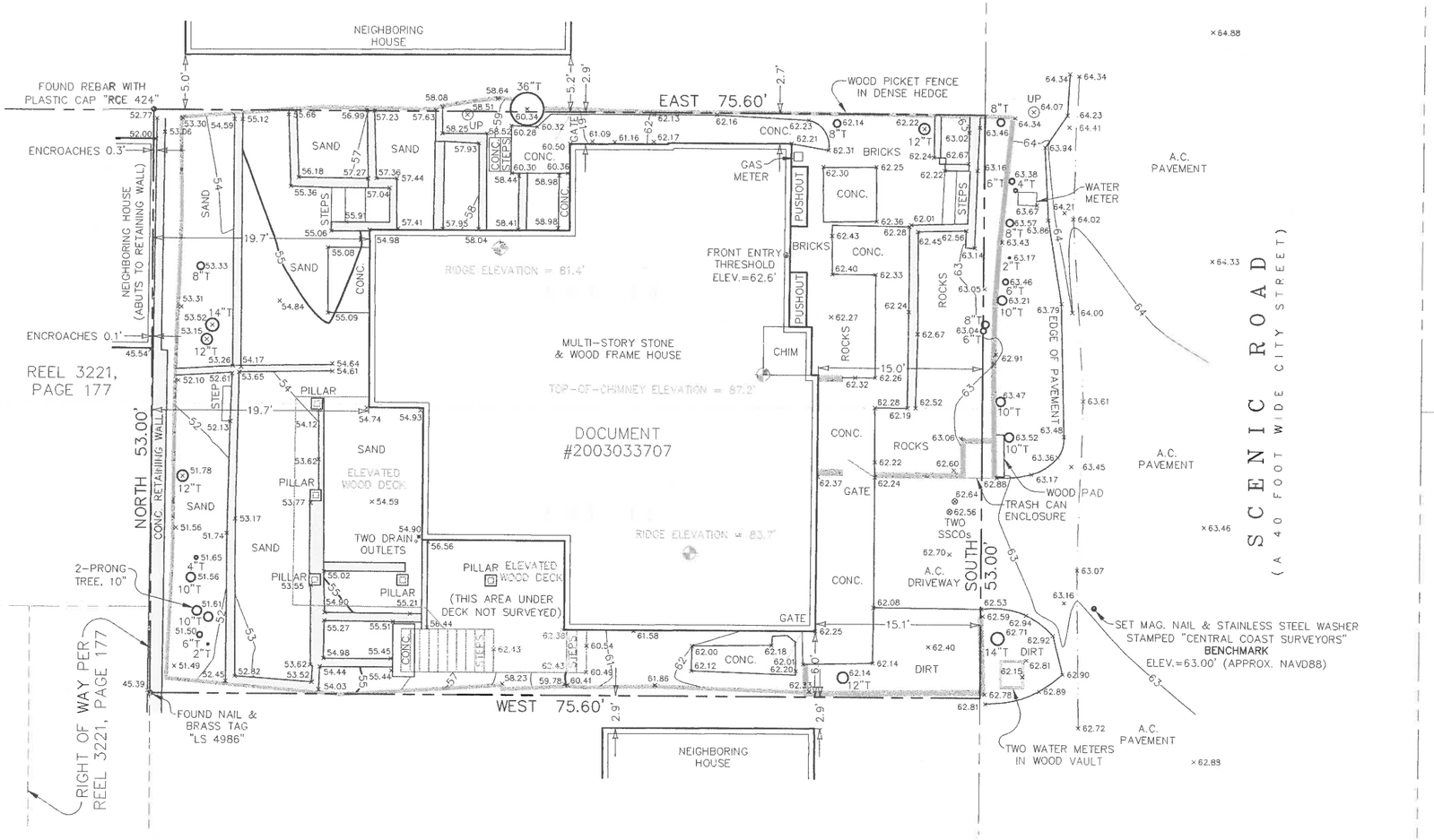
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

COVER SHEET

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	N.T.S.
DRAWN:	CJH, BRW
JOB NUMBER:	14.34

A-0.1
SHEET OF



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
2. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A SET MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE PAVEMENT OF SCENIC ROAD, AS SHOWN.

   ELEVATION = 63.00 FEET (APPROX. NAVD88)
3. CONTOUR INTERVAL = ONE FOOT.
4. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 2" ARE NOT SHOWN.

LEGEND:

SSCO SANITARY SEWER CLEANOUT

UP UTILITY POLE

DENOTES ELEVATED WOOD DECK

DENOTES A WOOD FENCE

DENOTES A WOOD RETAINING WALL EXCEPT AS SHOWN.

LICENSED LAND SURVEYOR
DAVID T. EDSON
No. 4974
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF A PORTION OF

LOTS NUMBERED 10 AND 11 AS SHOWN ON "MAP OF ADDITION No. 8, CARMEL BY THE SEA" FILED IN VOLUME 3, "CITIES & TOWNS", PAGE 19
AS DESCRIBED IN DOCUMENT #2003033707
OFFICIAL RECORDS OF MONTEREY COUNTY

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Art & Farah Chadwick

BY

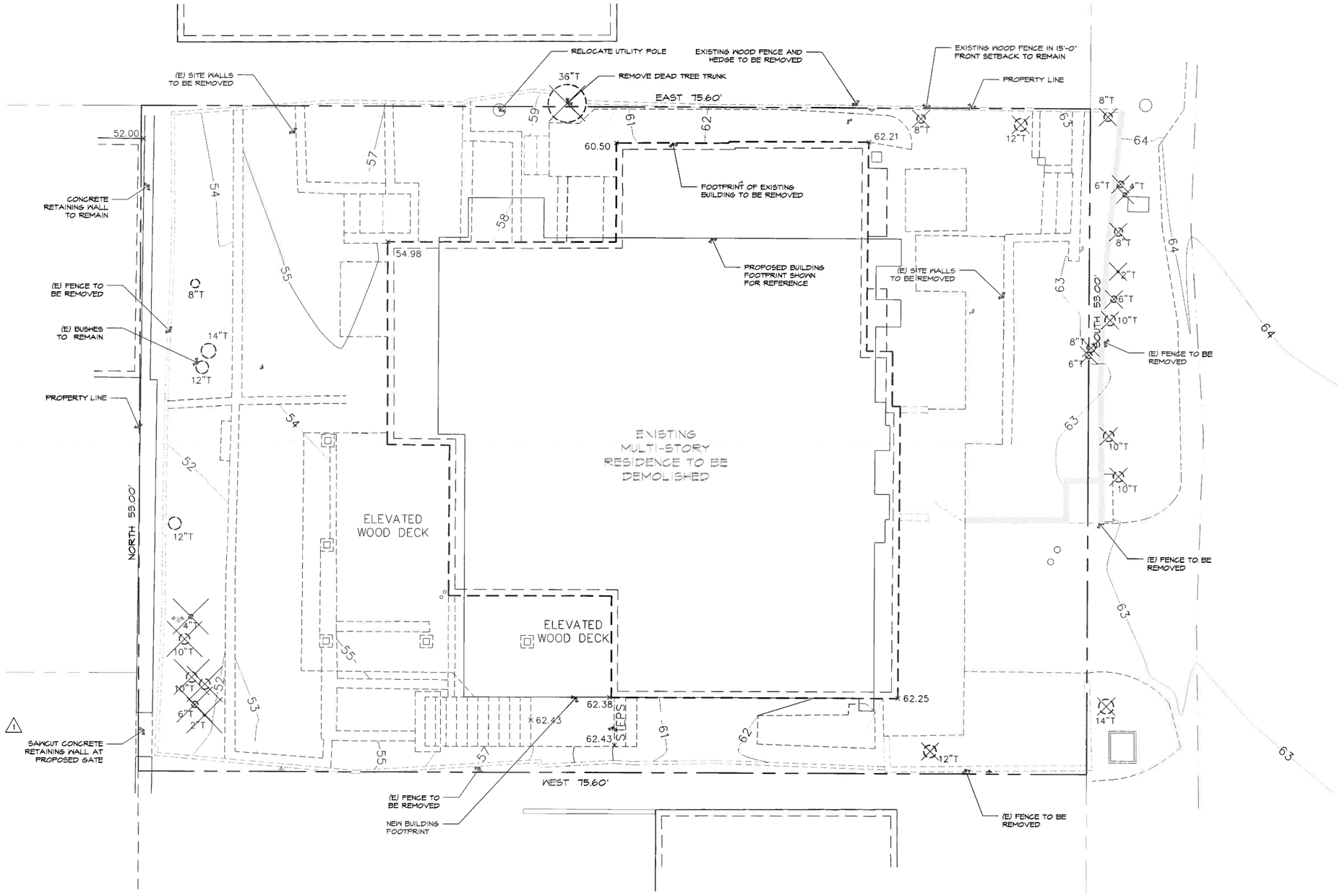
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 14-93 NOVEMBER 2014

PREPARER: DRZ

APN 010-312-026

UPDATED 1/20/16 - ADDED ROOF / CHIMNEY ELEVATIONS (HORIZONTAL LOCATIONS APPROXIMATE)



N

DEMOLITION SITE PLAN

SCALE: 1/4" = 1'-0"

0 4' 8'

REVISION	No.
REVISED 2/23/16	1
REVISED 3/30/16	2

CONSULTANTS

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DEMOLITION SITE PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRM
JOB NUMBER:	1434

A1.1

SHEET OF 22

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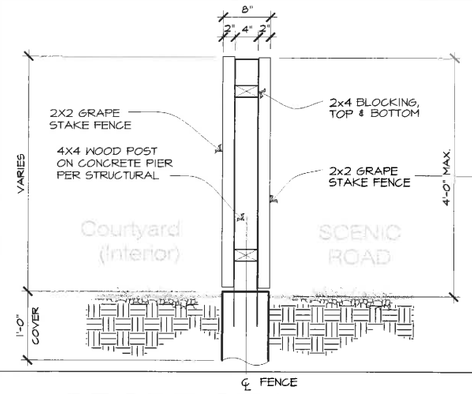
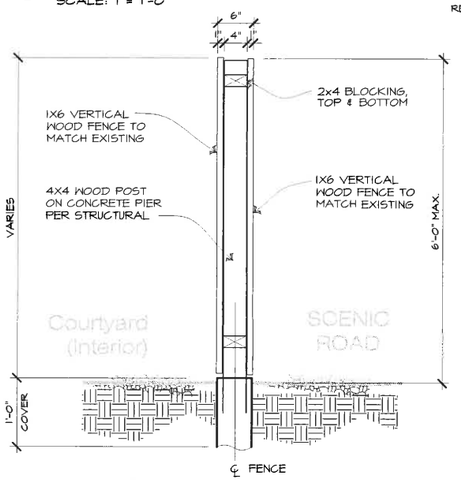


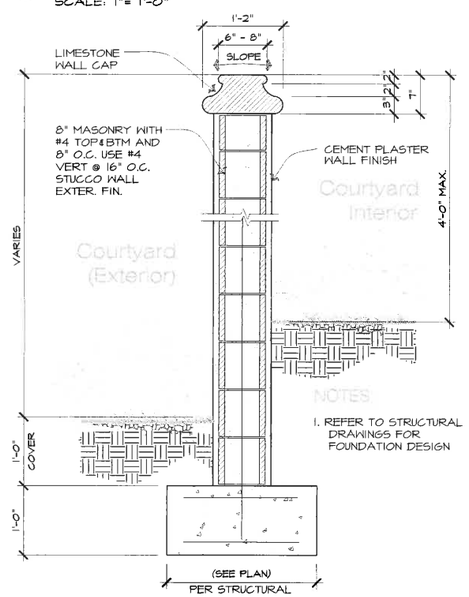
1 GRAPE STAKE FENCE

SCALE: 1"= 1'-0"



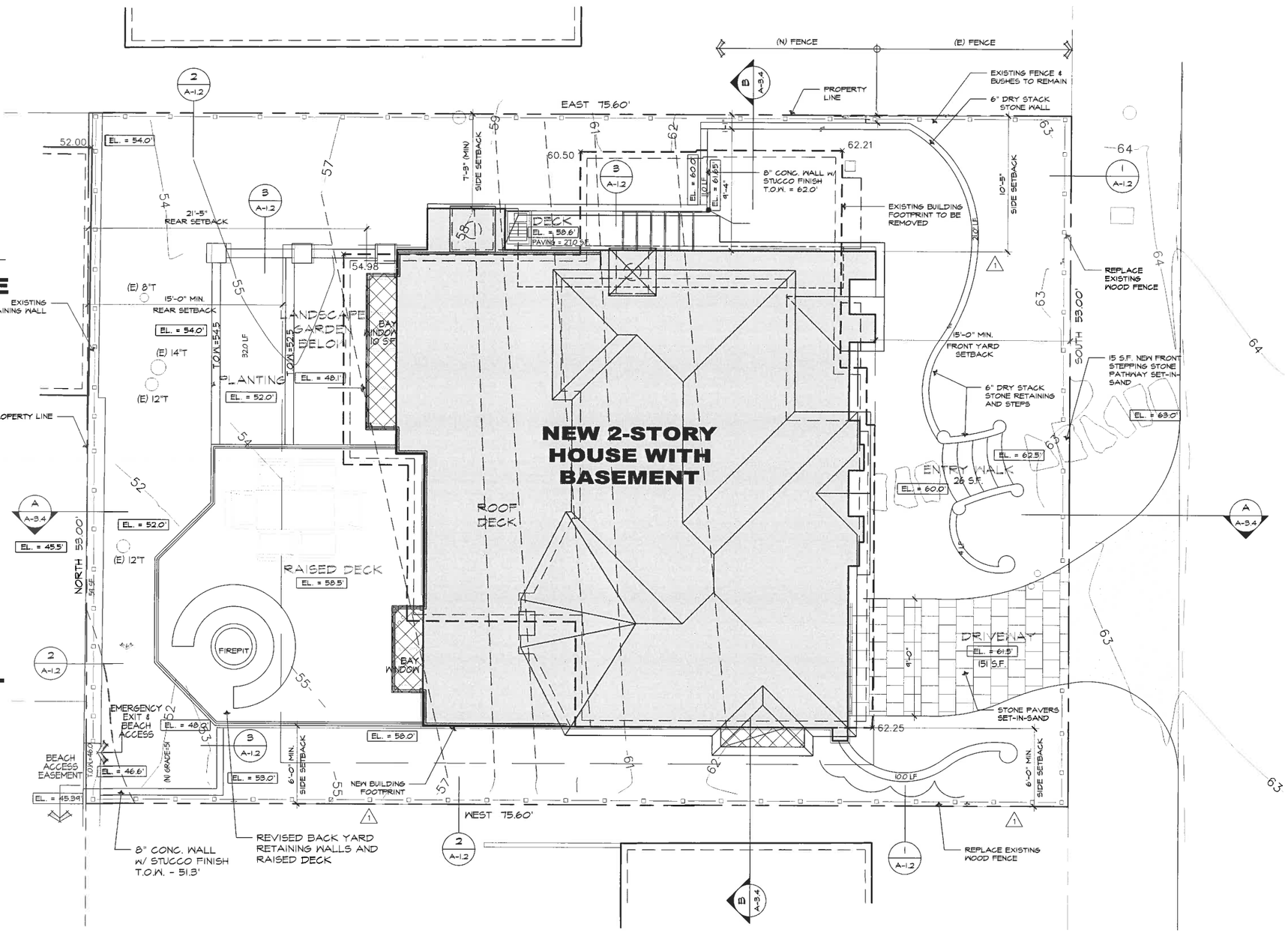
2 WOOD FENCE DETAIL

SCALE: 1"= 1'-0"



3 LANDSCAPE WALL DETAIL

SCALE: 1"= 1'-0"



N

PROPOSED SITE PLAN

SCALE: 1/4"= 1'-0"

0 4' 8'

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2

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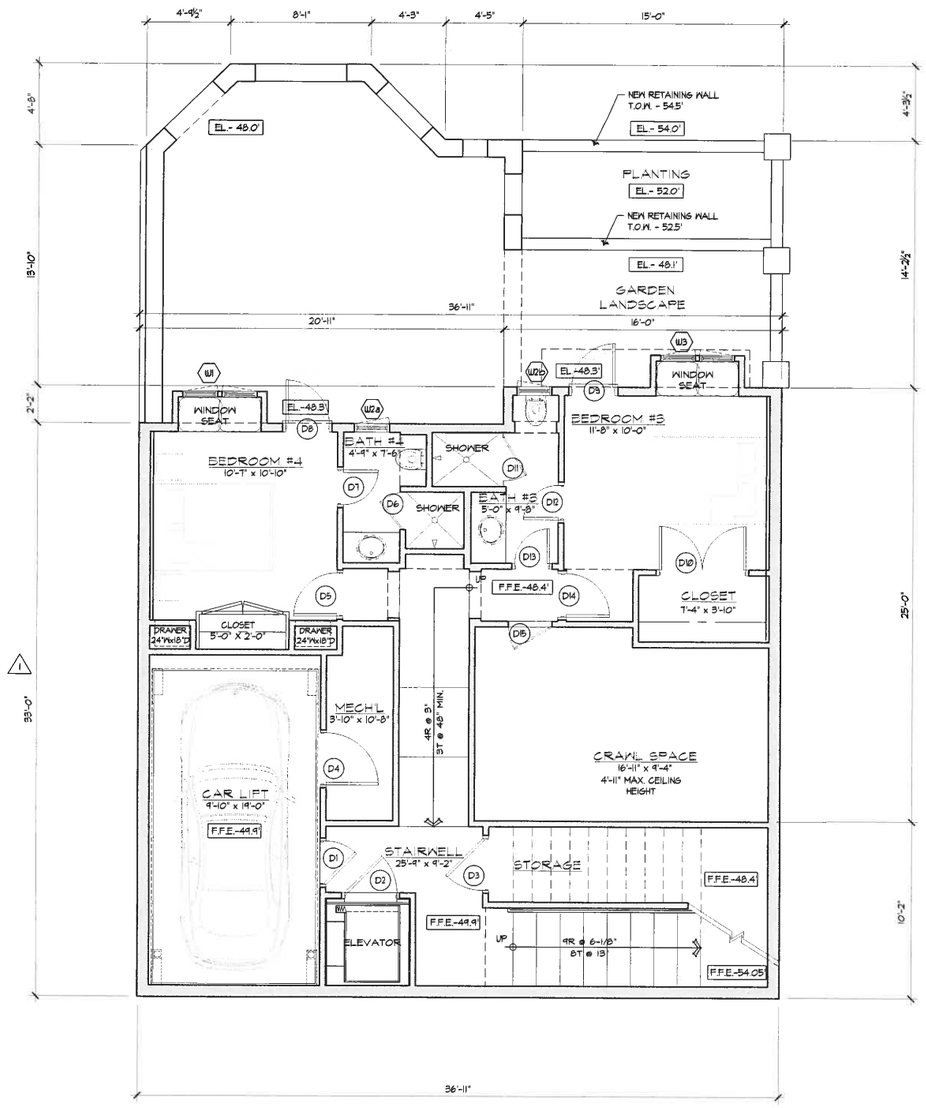
PROPOSED SITE PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRA
JOB NUMBER:	14.34

A1.2

SHEET OF



N

BASEMENT FLOOR PLAN

SCALE: 1/4"= 1'-0"

0 4' 8'

REVISION	No.
REVISION 2/23/16	2
REVISED 3/30/16	2

CONSULTANT:

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BASEMENT FLOOR PLAN

JOB NAME: Chadwick Residence
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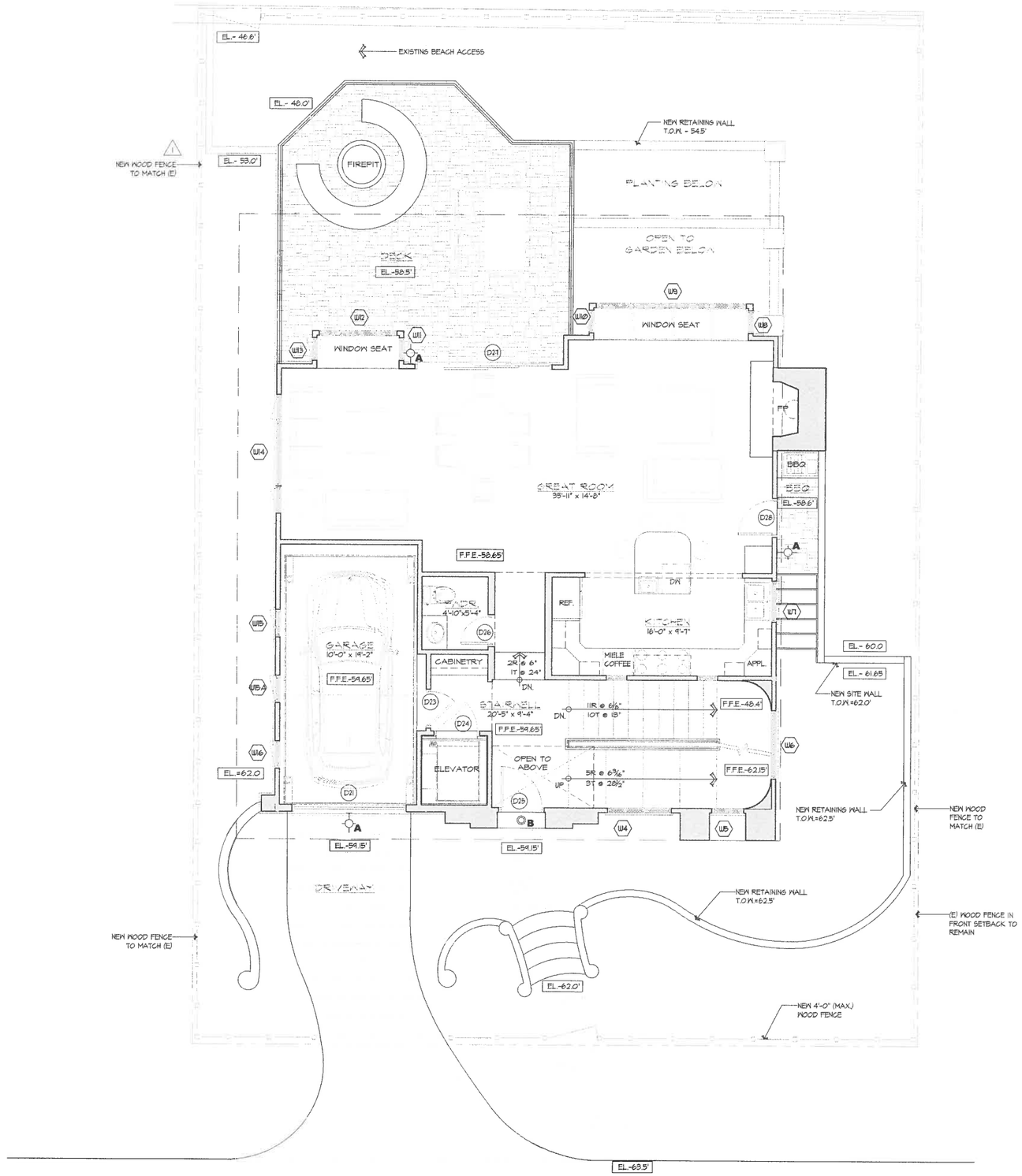
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	14.34

A2.0

SHEET OF



GROSS FLOOR AREA:

MAIN FLOOR LIVING AREA	766 S.F.
MAIN FLOOR GARAGE	205 S.F.
MAIN FLOOR STAIRS & ELEVATOR	256 S.F.
	1,227 S.F.
UPPER FLOOR LIVING AREA	517 S.F.
UPPER FLOOR STAIRS & ELEVATOR	144 S.F.
	661 S.F.
LOWER FLOOR LIVING AREA	440 S.F.
LOWER FLOOR CAR LIFT & MECH.	231 S.F.
LOWER FLOOR STAIRS & ELEVATOR	310 S.F.
	981 S.F.
TOTAL FLOOR AREA	2,869 S.F.

CITY ZONING FLOOR AREA:

FIRST FLOOR LIVING AREA	971 S.F.
SECOND FLOOR LIVING AREA	517 S.F.
SECOND FLOOR STAIRS & ELEVATOR	144 S.F.
BASEMENT FLOOR LIVING AREA	440 S.F.
CITY OF CARMEL FLOOR AREA	2072 S.F.

N

MAIN FLOOR PLAN

SCALE: 1/4"= 1'-0"

0 4' 8'

EXTERIOR LIGHTING SYMBOLS

A 25 WATT MAX. WALL MOUNT

B 25 WATT MAX. RECESSED CAN LIGHT

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2

CONSULTANT:

ARCHITECT
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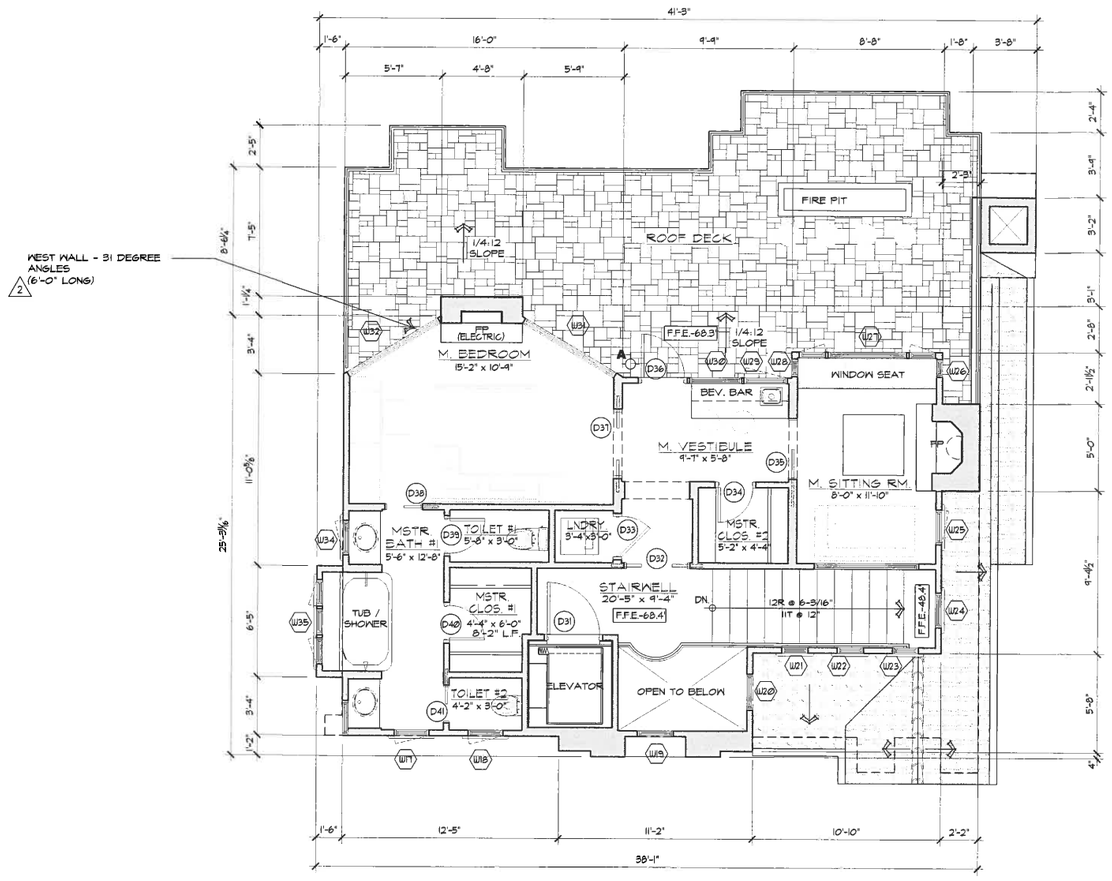
FIRST FLOOR PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	1434

A2.1

SHEET OF



N

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 4' 8'

EXTERIOR LIGHTING SYMBOLS

A 25 WATT MAX. WALL MOUNT

B 25 WATT MAX. RECESSED CAN LIGHT

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2

CONSULTANT:

ARCHITECT
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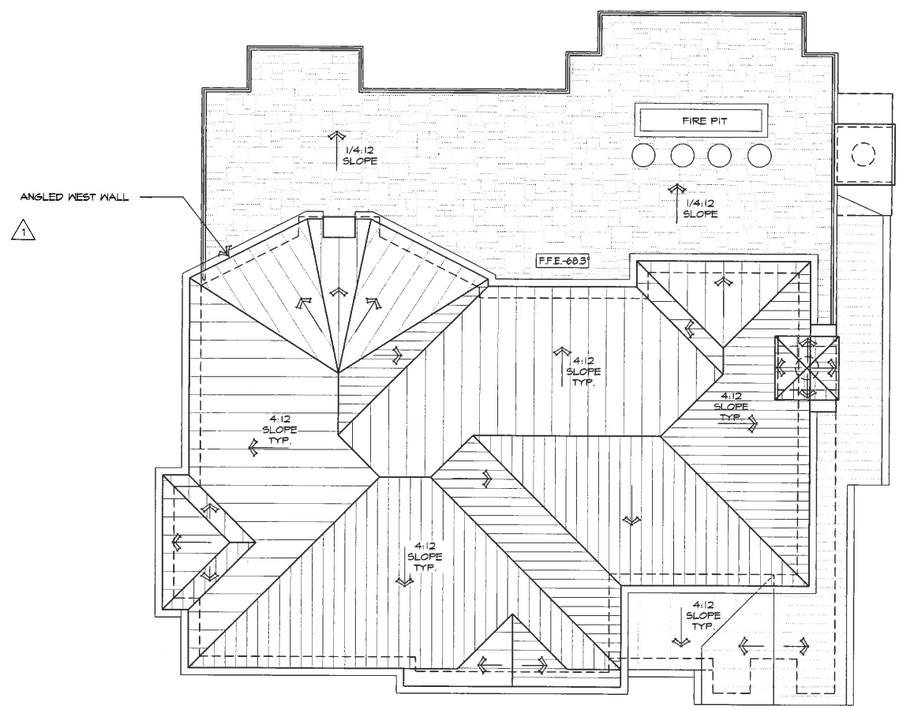
SECOND FLOOR PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE: 3/30/16
SCALE: 1/4" = 1'-0"
DRAWN: CJH, BRW
JOB NUMBER: 1434

A2.2
SHEET OF



N

ROOF PLAN

SCALE: 1/4"= 1'-0"

0 4' 8'

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2

CONSULTANT:

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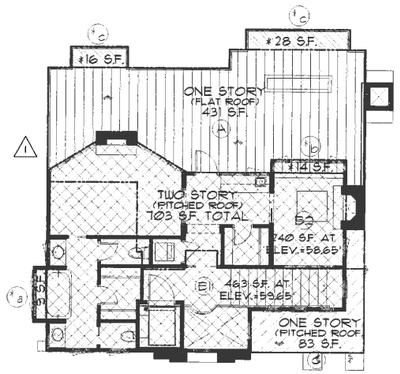
ROOF PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	1434

A-2.3

SHEET OF



FLOOR LEVEL MAP

SCALE: 1/8"= 1'-0"

0 2' 4'

FLOOR LEVEL - AREA KEY △1

ONE STORY - FLAT ROOF FIRST FLOOR (LIVING SPACE) TOTAL FLOOR AREA ..... =	431 S.F.
TWO STORY - PITCHED ROOF SECOND FLOOR (LIVING SPACE) TOTAL FLOOR AREA ..... =	703 S.F.
ONE STORY - PITCHED ROOF FIRST FLOOR (OPEN SPACE) TOTAL FLOOR AREA ..... =	83 S.F.
FIRST FLOOR (* EXEMPT AREA) BUILDING PROJECTIONS +1'-6' ABOVE FINISH FLOOR & FINISH GRADE 4'-11" MAXIMUM CEILING HEIGHT FROM FINISH FLOOR TO FINISH CEILING. TOTAL EXEMPT AREA ..... =	37 S.F.

VOLUME AREA

UNIT	AREA	F.F.E.	PLATE / EAVE		ROOF / RIDGE	
			ELEV.	HEIGHT	ELEV.	HEIGHT
A	431 S.F.	58.65'	67.15'	8'-6"	68.4'	9'-9"
B-1	463 S.F.	59.65'	75.9'	16'-3"	77.65'	18'-0"
B-2	240 S.F.	58.65'	75.9'	17'-3"	79.65'	21'-0"
C	83 S.F.	59.65'	69.65'	10'-0"	72.0'	12'-4"
*a	9 S.F.	70.4'	75.9'	5'-6"	77.65'	7'-3"
*b	14 S.F.	70.9'	75.9'	5'-0"	78.05'	7'-2"
*c	44 S.F.	61.15'	67.15'	6'-0"	68.4'	7'-3"

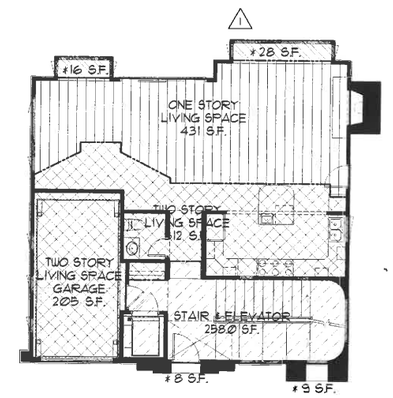
FLOOR AREA △1

FLOOR AREA: (LIVING SPACE)

FIRST FLOOR	766 S.F.
GARAGE	205 S.F.
SECOND FLOOR	517 S.F.
STAIR & ELEVATOR	144 S.F.
BASEMENT FLOOR	170 S.F.
BASEMENT FLOOR BONUS	170 S.F.
BASEMENT FLOOR INCENTIVE	100 S.F.
TOTAL = ...	2,072 S.F.

FLOOR AREA: (OPEN SPACE)

BASEMENT - STAIRS & ELEVATOR	332 S.F.
BASEMENT - CARLIFT	193 S.F.
FIRST FLOOR	258 S.F.
TOTAL = ...	783 S.F.



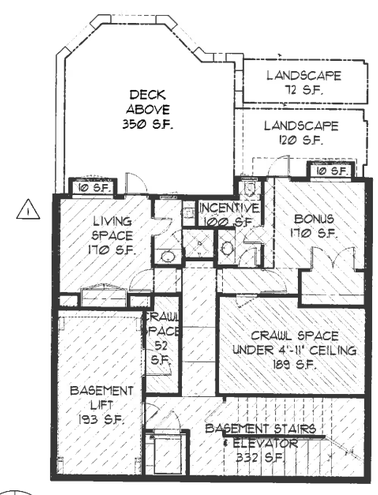
FIRST FLOOR - AREA KEY △1

ONE STORY - FLAT ROOF FIRST FLOOR (LIVING SPACE) TOTAL FLOOR AREA ..... =	431 S.F.
TWO STORY - PITCHED ROOF FIRST FLOOR (LIVING SPACE) TOTAL FLOOR AREA ..... =	517 S.F.
FIRST FLOOR (OPEN SPACE) TOTAL FLOOR AREA ..... =	258 S.F.
FIRST FLOOR (* EXEMPT AREA) BUILDING PROJECTIONS +1'-6' ABOVE FINISH FLOOR & FINISH GRADE 4'-11" MAXIMUM CEILING HEIGHT FROM FINISH FLOOR TO FINISH CEILING. TOTAL EXEMPT AREA ..... =	61 S.F.

FIRST FLOOR AREA PLAN

SCALE: 1/8"= 1'-0"

0 2' 4'



BASEMENT AREA KEY △1

BASEMENT (LIVING SPACE) TOTAL FLOOR AREA ..... =	170 S.F.
BASEMENT (LIVING SPACE-BONUS) TOTAL FLOOR AREA ..... =	170 S.F.
BASEMENT (LIVING SPACE-INCENTIVE) TOTAL FLOOR AREA ..... =	100 S.F.
BASEMENT (OPEN SPACE) TOTAL FLOOR AREA ..... =	525 S.F.
BASEMENT (EXEMPT AREA) BUILDING PROJECTIONS +1'-6' ABOVE FINISH FLOOR & FINISH GRADE 4'-11" MAXIMUM CEILING HEIGHT FROM FINISH FLOOR TO FINISH CEILING. TOTAL EXEMPT AREA ..... =	241 S.F.

BASEMENT FLOOR AREA PLAN

SCALE: 1/8"= 1'-0"

0 2' 4'

REVISION	No.
REVISED 2/23/16	△1
REVISED 3/30/16	△2

CONSULTANT:

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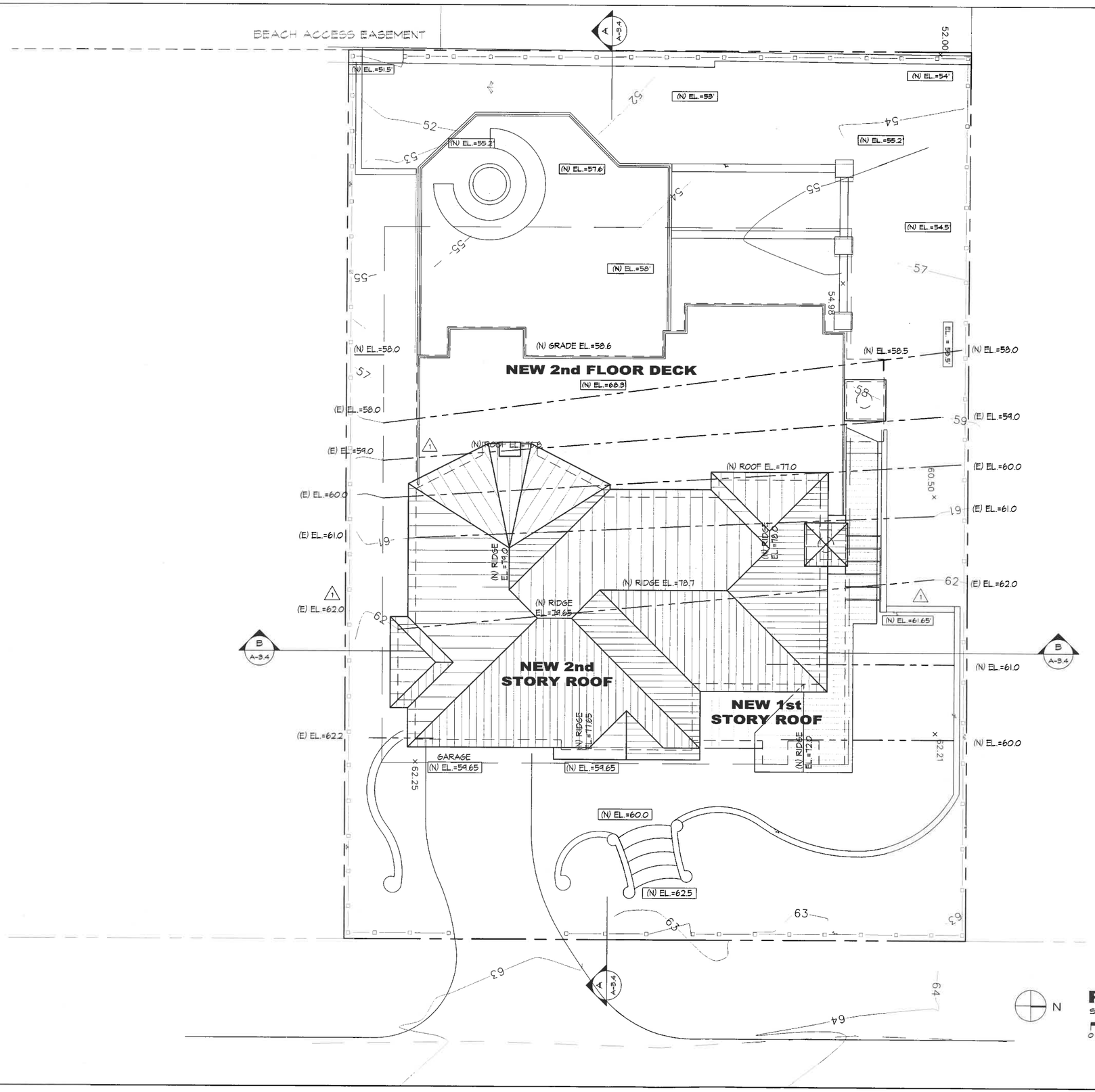
FLOOR AREA & LEVEL PLANS

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/8" = 1'-0"
DRAWN:	CJH, BRA
JOB NUMBER:	1434

A-2.4

SHEET 178 OF



PROPOSED ROOF HEIGHTS

SCALE: 1/4" = 1'-0"

0 4' 8'

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2

CONSULTANT:

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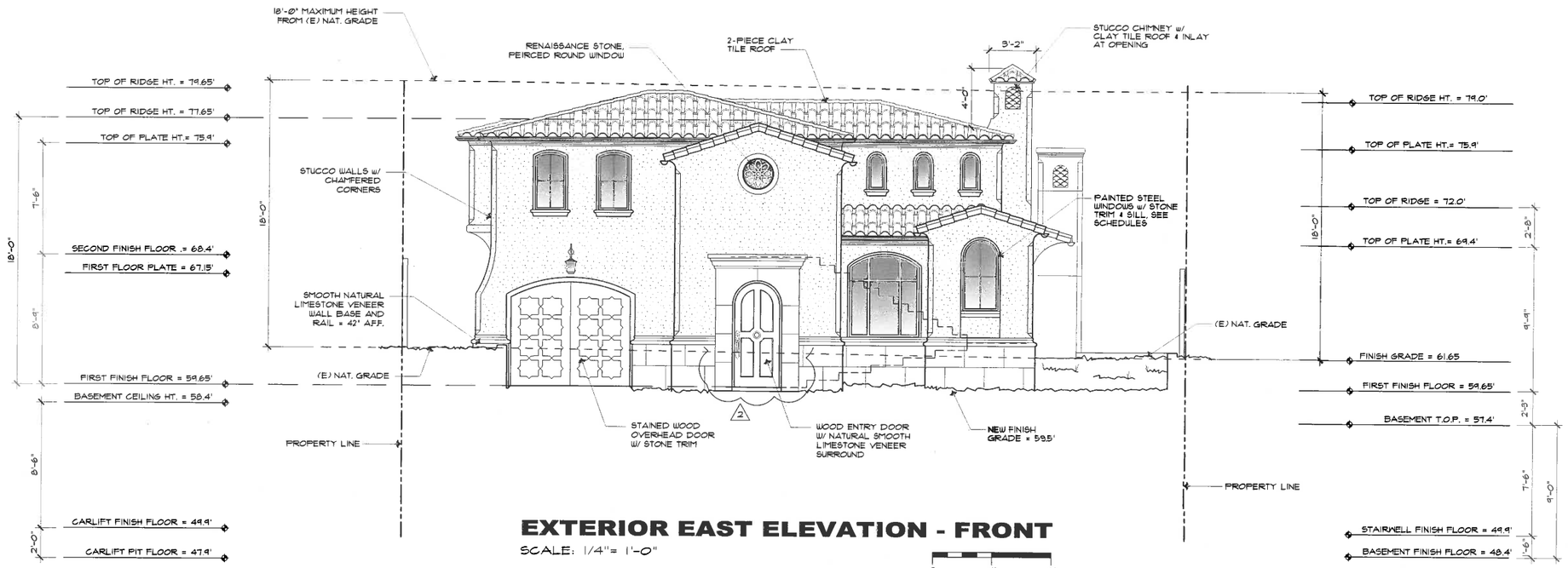
PROPOSED ROOF HEIGHTS

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	1434

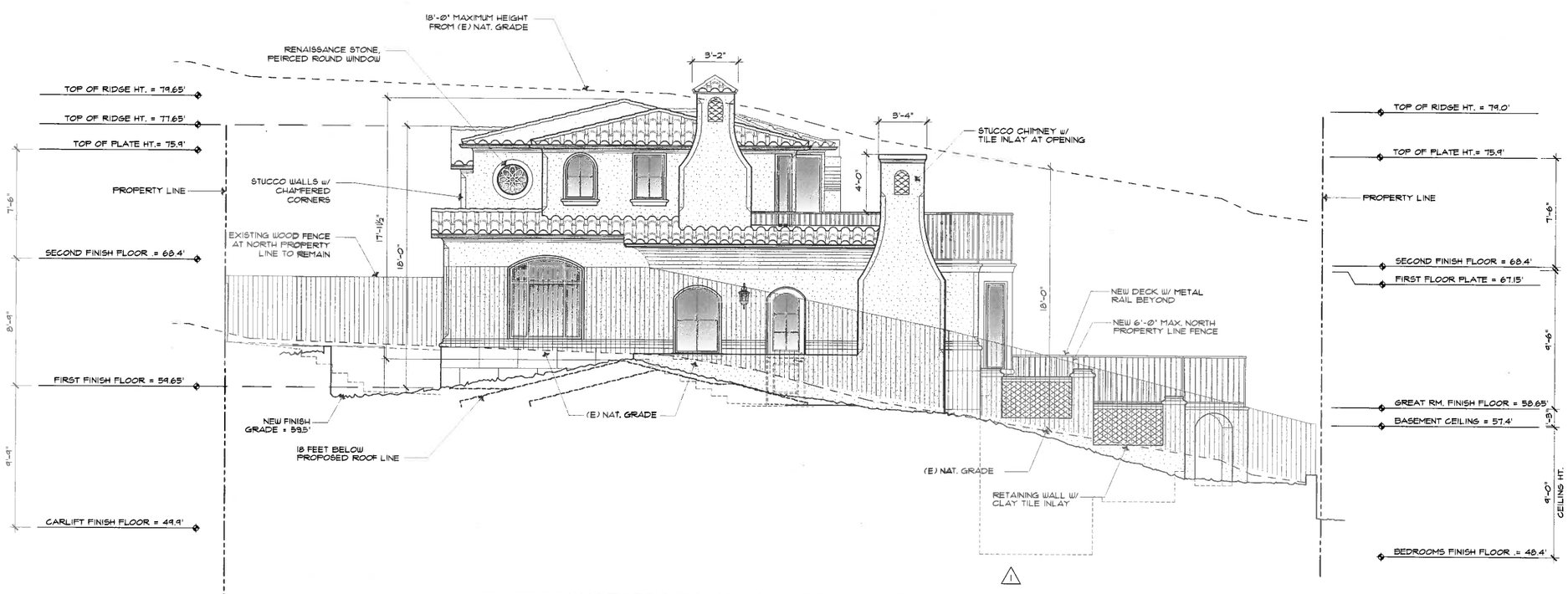
A-2.5

SHEET OF



EXTERIOR EAST ELEVATION - FRONT

SCALE: 1/4"= 1'-0"



EXTERIOR NORTH ELEVATION - SIDE

SCALE: 1/4"= 1'-0"

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2

CONSULTANT:

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EXTERIOR ELEVATIONS

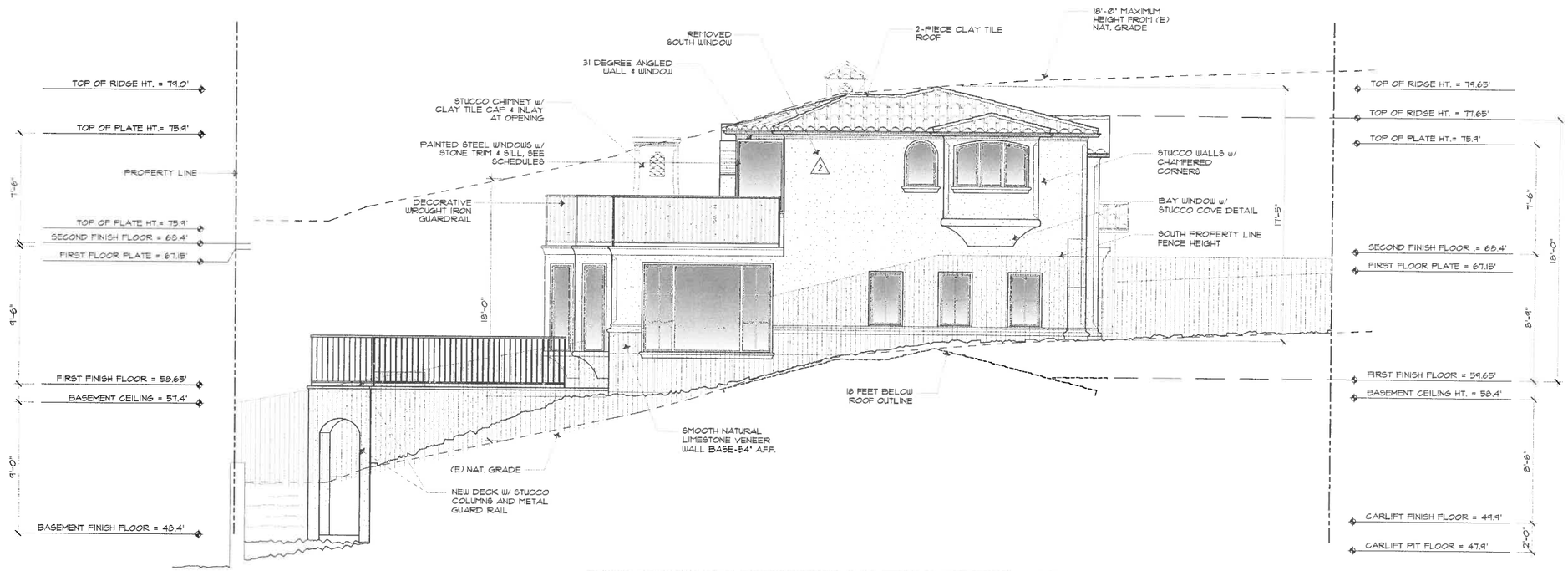
JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	14.34

A-3.1

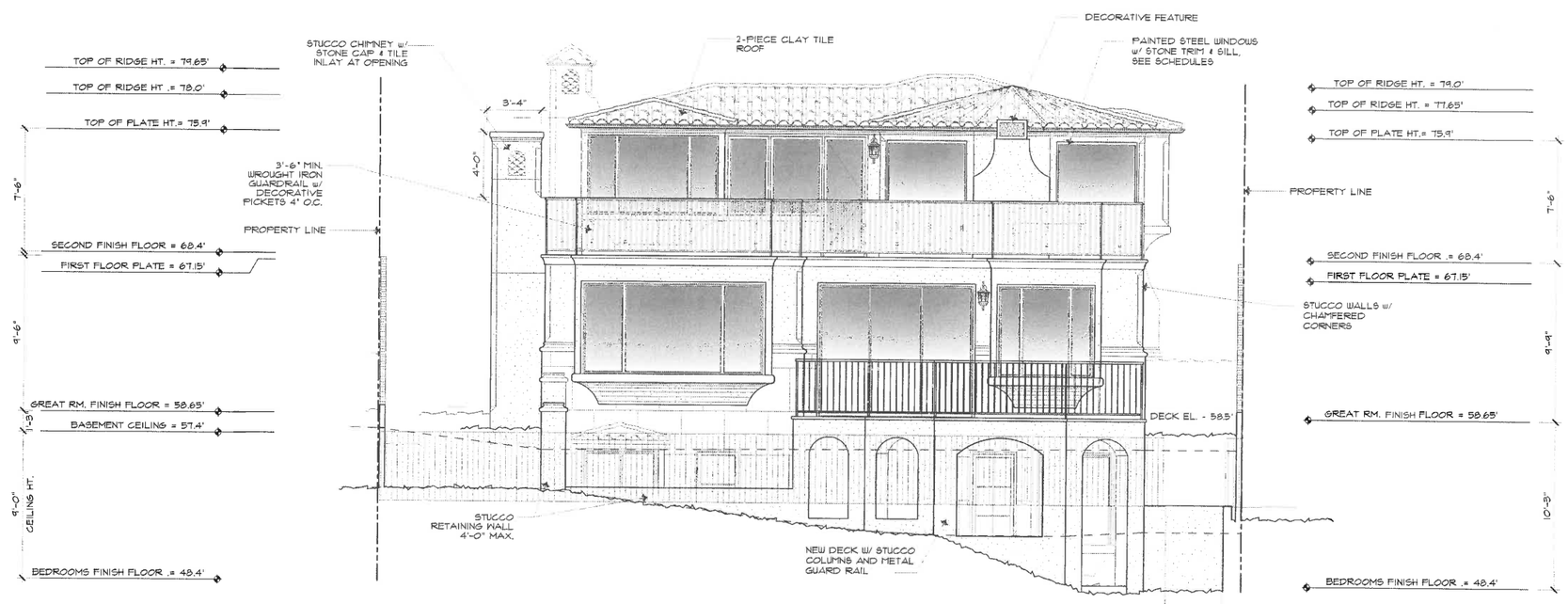
SHEET OF

Half-Size on 12x18



EXTERIOR SOUTH ELEVATION - SIDE

SCALE: 1/4"= 1'-0"



EXTERIOR WEST ELEVATION - BACK

SCALE: 1/4"= 1'-0"

0 4' 8'

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2

CONSULTANT:

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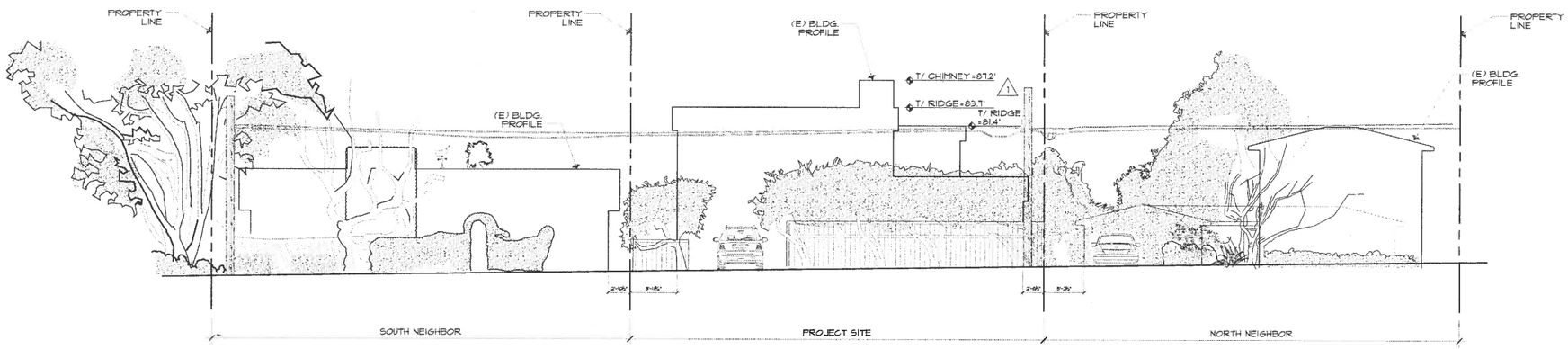
EXTERIOR ELEVATIONS

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	1434

A3.2

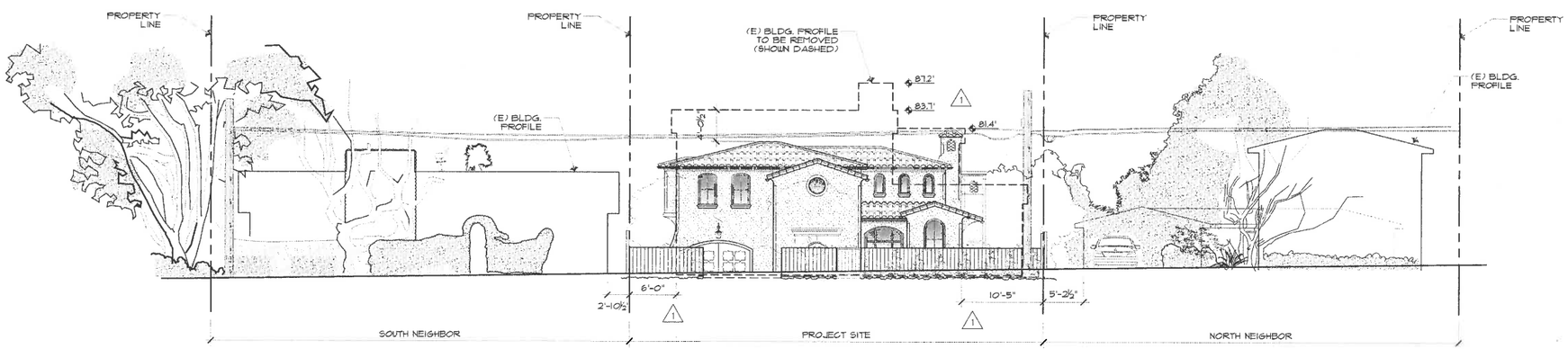
SHEET OF



EXISTING SCENIC ROAD ELEVATION

SCALE: 1/8" = 1'-0"

0 8' 16'



PROPOSED SCENIC ROAD ELEVATION

SCALE: 1/8" = 1'-0"

0 8' 16'

REVISION	No.
REVISED 1/27/16	1
REVISED 3/30/16	2

CONSULTANT:

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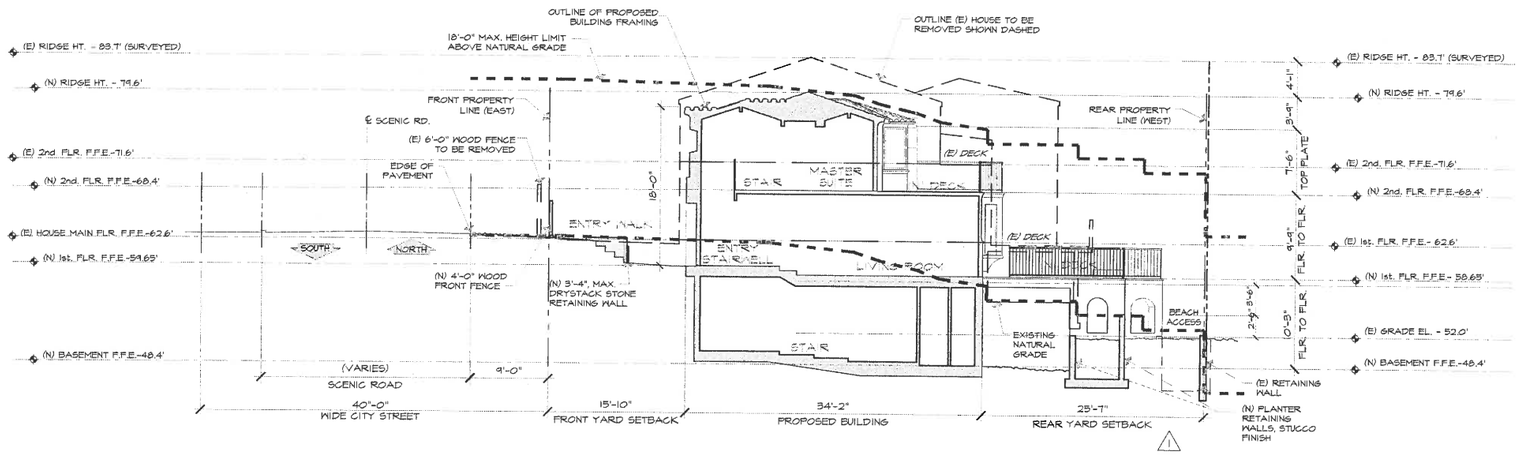
STREET ELEVATION

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/8" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	1434

A-3.3

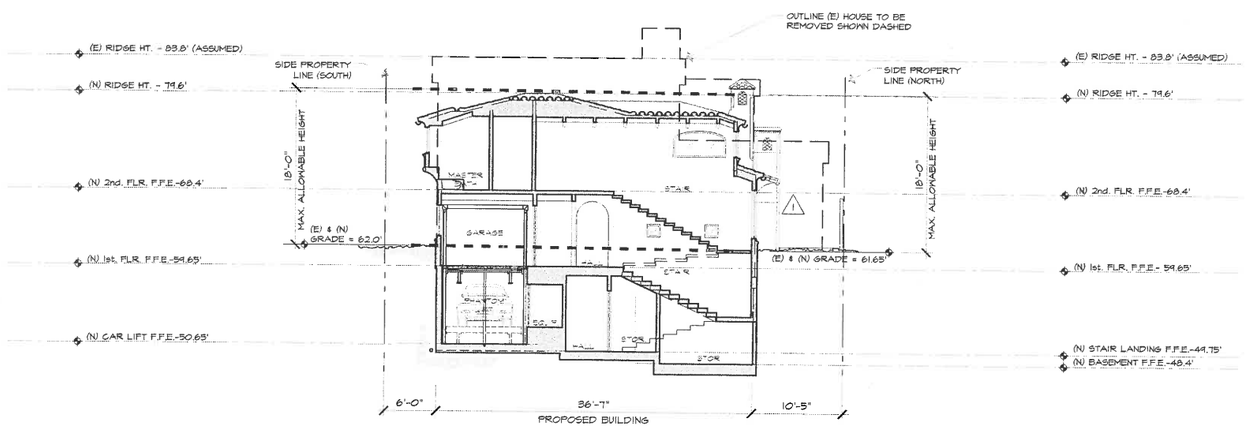
SHEET 18 OF 22



SITE SECTION A

SCALE: 1/8 = 1'-0"

0 8' 16'



SITE SECTION B

SCALE: 1/8 = 1'-0"

0 8' 16'

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2

CONSULTANT:

ARCHITECT

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BUILDING SITE SECTIONS

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/8" = 1'-0"
DRAWN:	GJH, BRW
JOB NUMBER:	1434

A-3.4

SHEET OF

DOOR SCHEDULE

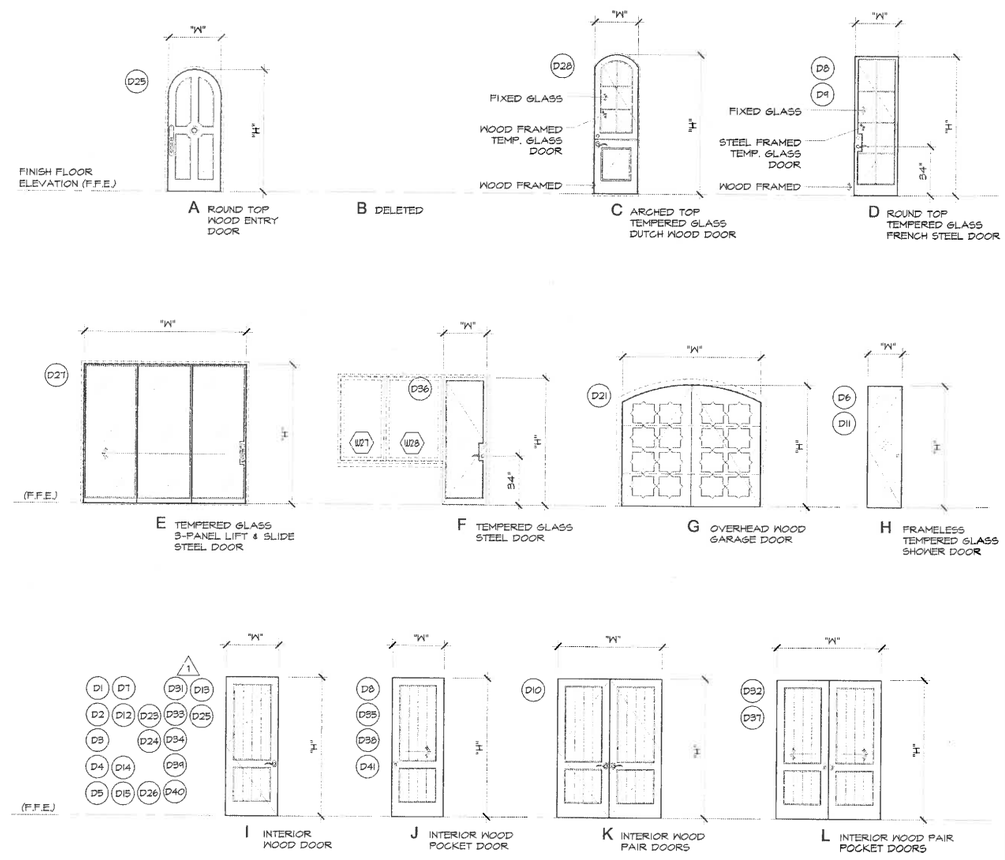
	DOOR NO.	TYPE	SIZE "W" WIDTH	SIZE "H" HEIGHT	LOCATION NO.	LOCATION ROOM NAME	THKNS.	DOOR MAT.	FRAME MAT.	HEAD DETAIL	JAMB DETAIL	THRSHD DETAIL	REMARKS
BASEMENT FLOOR	D1	I	2'-6"	7'-0"	-	CARLIFT	1-3/4"	S.STL.	S.STL.				FIRE-RATED DOOR, SEE NOTE #6
	D2	I	3'-0"	7'-0"		ELEVATOR	1-3/4"	WOOD	WOOD				
	D3	I	3'-0"	7'-0"		STORAGE	1-3/4"	WOOD	WOOD				
	D4	I	3'-0"	7'-0"		MECHANICAL	1-3/4"	WOOD	WOOD				
	D5	I	2'-0"	8'-0"		BATH #4	1/4"	GLASS	NONE				
	D6	H	2'-0"	7'-0"		BATH #4	1-3/4"	WOOD	WOOD				TEMPERED GLASS SHOWER DOOR, SEE NOTE #10
	D7	I	2'-6"	8'-0"		BEDROOM #4	1-3/4"	WOOD	WOOD				
	D8	D	2'-6"	8'-0"		BEDROOM #4	1-3/4"	WOOD	WOOD				TEMPERED GLASS, WEATHER-STRIPPING
	D9	D	2'-6"	8'-0"		BEDROOM #4	1-3/4"	WOOD	WOOD				TEMPERED GLASS, WEATHER-STRIPPING
	D10	K	5'-0"	8'-0"		BEDROOM #3	1-3/4"	GLASS	NONE				PAIR DOORS
	D11	H	2'-0"	7'-0"		BEDROOM #3	1-3/4"	WOOD	WOOD				TEMPERED GLASS SHOWER DOOR, SEE NOTE #10
	D12	I	2'-0"	8'-0"		BATH #3	1-3/4"	WOOD	WOOD				
	D13	I	2'-6"	8'-0"		BATH #3	1/4"	WOOD	NONE				
	D14	I	2'-0"	8'-0"		BATH #3	1-3/4"	WOOD	NONE				
	D15	I	2'-6"	8'-0"		CRAWL SPACE	1-3/4"	WOOD	WOOD				
	D16	DELETED											
FIRST FLOOR	D21	G	8'-0"	7'-0"		GARAGE	2-1/4"	WOOD	WOOD				WOOD SECTIONAL OVERHEAD GARAGE DOOR
	D22	DELETED											
	D23	I	2'-6"	7'-0"		MECHANICAL	1-3/4"	WOOD	WOOD				FIRE-RATED DOOR, SEE NOTE #6
	D24	I	3'-0"	7'-0"		ELEVATOR	1-3/4"	WOOD	WOOD				
	D25	I	3'-0"	7'-0"		ENTRY	1-3/4"	WOOD	WOOD				
	D26	I	2'-0"	8'-0"		POWDER ROOM	1-3/4"	WOOD	WOOD				
	D27	E	11'-0"	8'-0"		GREAT ROOM	2-1/4"	STL/GL	STL.				TEMPERED GLASS, 3-PANEL LIFT AND SLIDE, WEATHER-STRIPPING
	D28	C	2'-6"	8'-0"		GREAT ROOM	1-3/4"	WOOD	WOOD				TEMPERED GLASS, DUTCH DOOR, WEATHER-STRIPPING
SECOND FLOOR	D31	I	3'-0"	7'-0"		ELEVATOR	1-3/4"	WOOD	WOOD				
	D32	L	3'-6"	7'-0"		STAIRWELL	1-3/4"	WOOD	WOOD				PAIR POCKET DOORS
	D33	I	2'-4"	7'-0"		LAUNDRY	1-3/4"	WOOD	WOOD				
	D34	I	2'-0"	7'-0"		MASTER CLOSET #2	1-3/4"	WOOD	WOOD				
	D35	J	3'-4"	7'-0"		SITTING ROOM	1-3/4"	WOOD	WOOD				POCKET DOOR
	D36	F	2'-6"	7'-0"		MASTER VESTIBULE	2-1/4"	STL./GL.	STL.				TEMPERED GLASS, WEATHER-STRIPPING
	D37	L	4'-0"	7'-0"		MASTER BEDROOM	1-3/4"	WOOD	WOOD				PAIR POCKET DOORS
	D38	J	2'-0"	7'-0"		MASTER BATHROOM	1-3/4"	WOOD	WOOD				POCKET DOOR
	D39	I	2'-0"	7'-0"		MASTER TOILET #1	1-3/4"	WOOD	WOOD				
	D40	I	2'-0"	7'-0"		MASTER CLOSET #2	1-3/4"	WOOD	WOOD				
	D41	J	2'-0"	7'-0"		MASTER TOILET #2	1-3/4"	WOOD	WOOD				POCKET DOOR

DOOR NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED, U.O.N.:

1. SHALL BE 2'-0" X 6'-8" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE (2) PAIR- 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE US10B FINISH (OIL RUBBED BRONZE).
   a. THE ENTRY DOOR HARDWARE TO BE USE SHALL BE STAINLESS STEEL (S.S.) 316
   b. ALL EXTERIOR DOOR HARDWARE TO BE S.S. 316
   c. ALL INTERIOR PASSAGE DOORS TO BE USE SHALL BE S.S. 316
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. EXTERIOR DOORS SHALL BE WEATHERSTRIPPED.
8. ALL DOORS SHALL BE SOLID CORE.
9. ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC, SECTION 2407.
11. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 20 MINUTES. (U.O.N.)
12. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
13. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.

DOOR TYPES



DOOR SCHEDULE

SCALE: 1/4"= 1'-0"

0 4' 8'

REVISION	No.
REVISED 1/27/16	1
REVISED 3/30/16	2

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DOOR SCHEDULE

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	AS NOTED
DRAWN:	GJH, BRW
JOB NUMBER:	14.34

A-4.1
SHEET 184 OF

WINDOW SCHEDULE

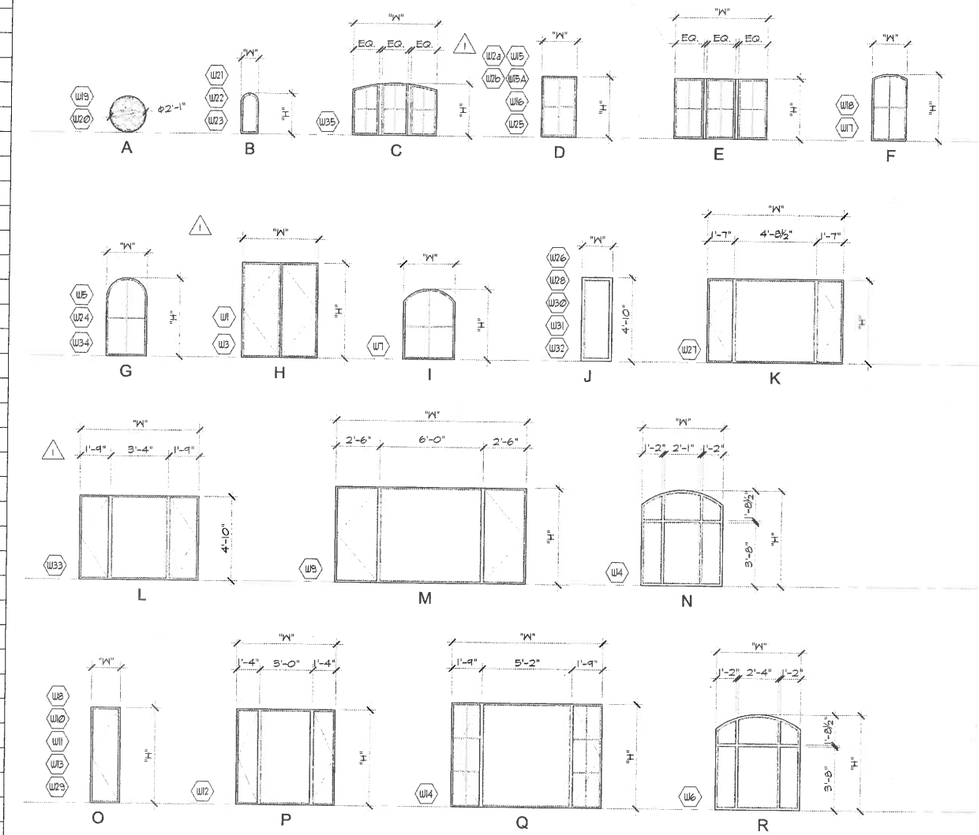
WDW. NO.	TYPE	SIZE WIDTH	SIZE HEIGHT	LOCATION ROOM NUMBER	LOCATION ROOM NAME	GLAZING	FRAME MAT.	STYLE	WINDOW DETAILS HEAD	WINDOW DETAILS JAMB	WINDOW DETAILS SILL	HEAD HEIGHT ABOVE F.F.	SILL HEIGHT ABOVE F.F.	REMARKS
W1	H	2'-0"	5'-6"		BEDROOM #4	DOUBLE	STEEL	CASEMENT	-	-	-	8'-0"	2'-0"	
W2a/c	D	2'-0"	3'-6"		BATH #3 & #4	DOUBLE	STEEL	CASEMENT	-	-	-	7'-0"	3'-6"	
W3	H	2'-0"	5'-6"		BEDROOM #3	DOUBLE	STEEL	CASEMENT	-	-	-	8'-0"	2'-0"	
W4	N	4'-8"	5'-6"		STAIRWELL	DOUBLE	STEEL	FIXED	-	-	-	-	-	TEMPERED GLASS
W5	G	2'-4"	5'-10"		STAIRWELL	DOUBLE	STEEL	FIXED	-	-	-	-	-	TEMPERED GLASS
W6	R	5'-0"	5'-6"		STAIRWELL	DOUBLE	STEEL	FIXED	-	-	-	-	-	TEMPERED GLASS
W7	I	3'-0"	3'-7"		KITCHEN	DOUBLE	STEEL	CASEMENT	-	-	-	8'-0"	4'-5"	
W8	O	1'-8"	5'-6"		GREAT ROOM	DOUBLE	STEEL	CASEMENT	-	-	-	8'-0"	2'-6"	
W9	M	11'-0"	5'-6"		GREAT ROOM	DOUBLE	STEEL	FIXED	-	-	-	8'-0"	2'-6"	
W10	O	1'-8"	5'-6"		GREAT ROOM	DOUBLE	STEEL	CASEMENT	-	-	-	8'-0"	2'-6"	
W11	O	1'-8"	5'-6"		GREAT ROOM	DOUBLE	STEEL	CASEMENT	-	-	-	8'-0"	2'-6"	TEMPERED GLASS
W12	P	5'-8"	5'-6"		GREAT ROOM	DOUBLE	STEEL	FIXED	-	-	-	8'-0"	2'-6"	
W13	O	1'-8"	5'-6"		GREAT ROOM	DOUBLE	STEEL	CASEMENT	-	-	-	8'-0"	2'-6"	
W14	Q	8'-8"	6'-0"		GREAT ROOM	DOUBLE	STEEL	CASEMENT	-	-	-	8'-0"	2'-6"	
W15	D	2'-0"	3'-6"		GARAGE	DOUBLE	STEEL	CASEMENT	-	-	-	7'-0"	3'-6"	
W15A	D	2'-0"	3'-6"		GARAGE	DOUBLE	STEEL	CASEMENT	-	-	-	7'-0"	3'-6"	
W16	D	2'-0"	3'-6"		GARAGE	DOUBLE	STEEL	CASEMENT	-	-	-	7'-0"	3'-6"	
W17	F	2'-0"	3'-10"		MASTER BATHROOM	DOUBLE	STEEL	CASEMENT	-	-	-	7'-0"	3'-2"	
W18	F	2'-0"	3'-10"		MASTER TOILET #2	DOUBLE	STEEL	CASEMENT	-	-	-	7'-0"	3'-2"	
W19	A	2'-1" DIAMETER			STAIRWELL	DOUBLE	STONE	FIXED	-	-	-	15'-5"	13'-4"	
W20	A	2'-1" DIAMETER			STAIRWELL	DOUBLE	STONE	FIXED	-	-	-	15'-5"	13'-4"	
W21	B	1'-0"	2'-4"		STAIRWELL	DOUBLE	STEEL	FIXED	-	-	-	-	-	
W22	B	1'-0"	2'-4"		STAIRWELL	DOUBLE	STEEL	FIXED	-	-	-	-	-	
W23	B	1'-0"	2'-4"		STAIRWELL	DOUBLE	STEEL	FIXED	-	-	-	-	-	
W24	G	2'-0"	3'-0"		STAIRWELL	DOUBLE	STEEL	FIXED	-	-	-	-	-	
W25	D	2'-0"	3'-0"		SITTING ROOM	DOUBLE	STEEL	CASEMENT	-	-	-	7'-4"	4'-4"	
W26	J	1'-0"	4'-10"		SITTING ROOM	DOUBLE	STEEL	FIXED	-	-	-	7'-4"	2'-6"	
W27	K	7'-10"	4'-10"		SITTING ROOM	DOUBLE	STEEL	CASEMENT	-	-	-	7'-4"	2'-6"	
W28	J	1'-0"	4'-10"		SITTING ROOM	DOUBLE	STEEL	FIXED	-	-	-	7'-4"	2'-6"	
W29	O	2'-6"	4'-10"		MASTER VESTIBULE	DOUBLE	STEEL	CASEMENT	-	-	-	7'-4"	2'-6"	
W30	J	3'-2"	4'-10"		MASTER VESTIBULE	DOUBLE	STEEL	FIXED	-	-	-	7'-4"	2'-6"	TEMPERED GLASS
W31	J	6'-0"	4'-10"		MASTER BEDROOM	DOUBLE	STEEL	FIXED	-	-	-	7'-4"	2'-6"	
W32	J	6'-0"	4'-10"		MASTER BEDROOM	DOUBLE	STEEL	CASEMENT	-	-	-	7'-4"	2'-6"	
W33		DELETED			MASTER BEDROOM									
W34	G	2'-0"	3'-0"		MASTER BATHROOM	DOUBLE	STEEL	CASEMENT	-	-	-	7'-4"	4'-4"	
W35	C	4'-10"	3'-0"		MASTER BATHROOM	DOUBLE	STEEL	FIXED	-	-	-	7'-4"	4'-4"	TEMPERED GLASS

WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED, U.O.N.:

1. EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" A.F.F.
2. PAINTED STEEL WINDOWS WITH STONE TRIM AND SILLS, U.O.N.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC, SECTION R308.3. ALL INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE REQUIREMENTS OF CPSC 16, CFR 1201 OR ANSIZE 97.1.
4. SEE WINDOW TYPES ON THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC R303 AND EGRESS PER CRC R310.
5. ALL WINDOW GLAZING SHALL BE LOW-E.
6. CONTACT ARCHITECT, OWNER & INTERIOR DESIGNER FOR SPECIFICATION & APPLICATION, PRIOR TO MANUFACTURING.

WINDOW TYPE



SCALE : 1/4" = 1'-0"

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

WINDOW SCHEDULE

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	AS NOTED
DRAWN:	CJH, BRW
JOB NUMBER:	1434

A-4.2

SHEET OF

CLAY TILE - FLAT LAY

(10) **CHIMNEY CAP TILES**

(7) **DECK GUARD RAIL**

(4) **METAL WINDOWS & DOORS**

CLAY TILE

(1) **CLAY TILE ROOF**

(11) **DRIVEWAY STONE PAVERS**

LAMP - 25 WATT
FINISH - BROWN RUST
GLAZING - HEAVY SEEDY

(8) **EXTERIOR WALL SCONES**

(5) WOOD - BROWN STAIN
PAIR OF DOOR

GARAGE DOOR

(2) **COPPER GUTTER & DOWNSPOUT**

DRAIN COVER
URBAN ACCESSORIES-OT

TRENCH GRATE
URBAN ACCESSORIES-OT

(12) -

(9) **DRAINAGE GRATES**

(6) **EXTERIOR STONE**

STUCCO - MEDIUM CAT FACE

(3) **EXTERIOR COLORS**

FOR REFERENCE ONLY

REVISION	No.

CONSULTANT:

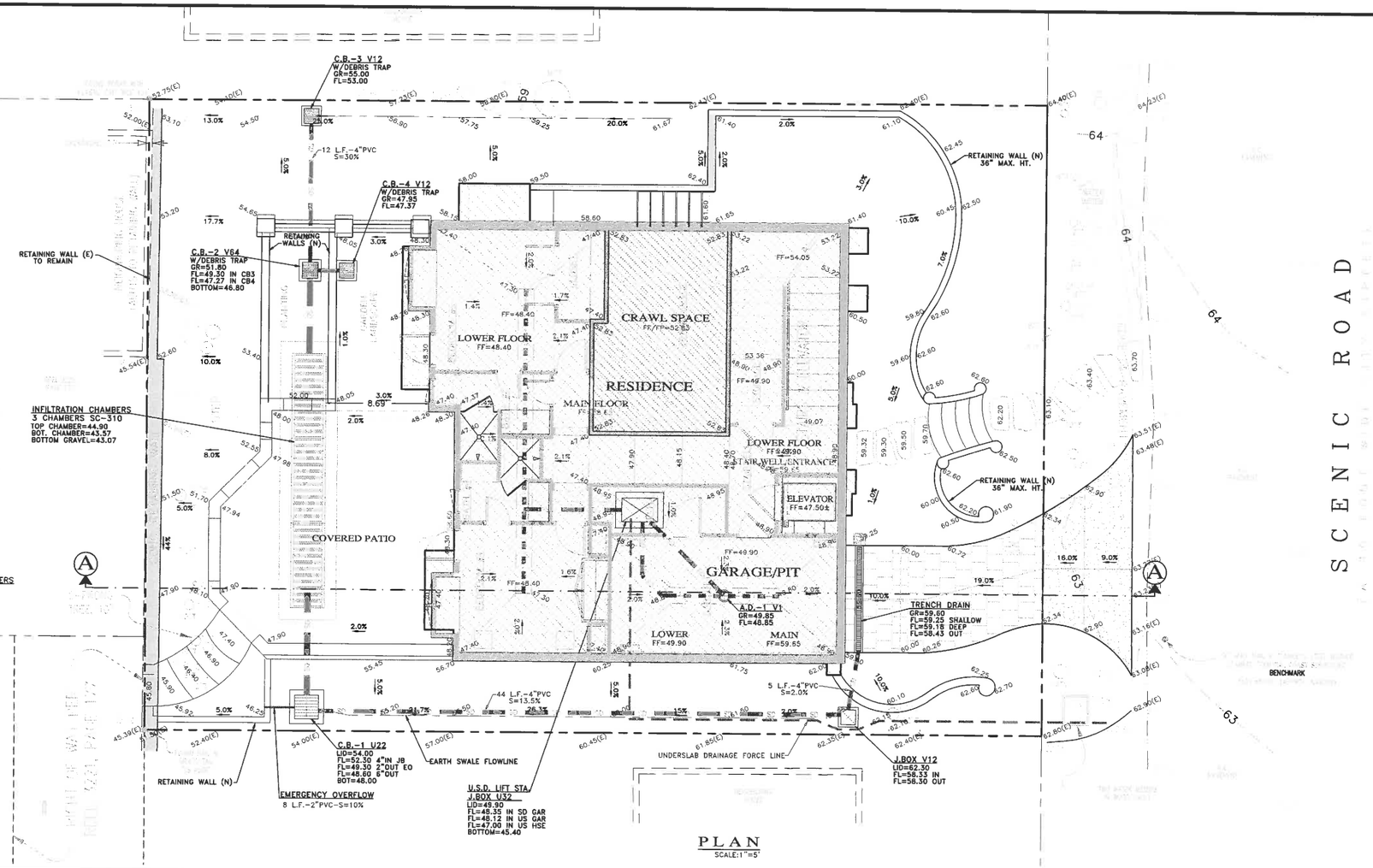
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MATERIAL SAMPLES

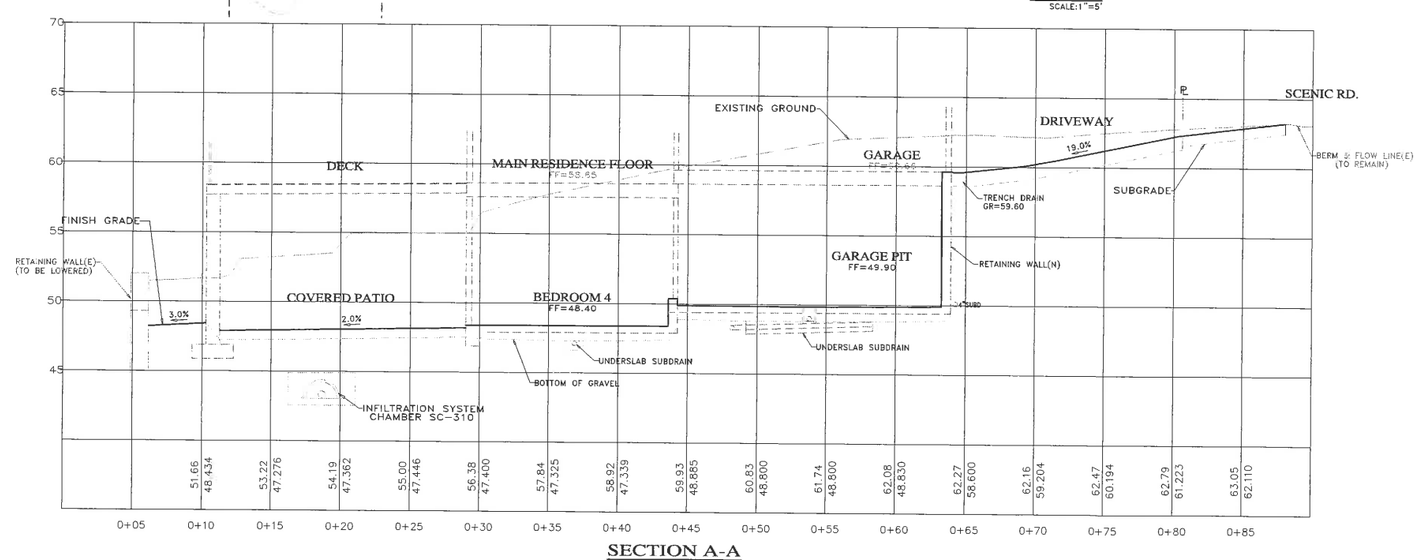
JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	NO SCALE
DRAWN:	CJH
JOB NUMBER:	1434

A-7.1
SHEET 186 OF



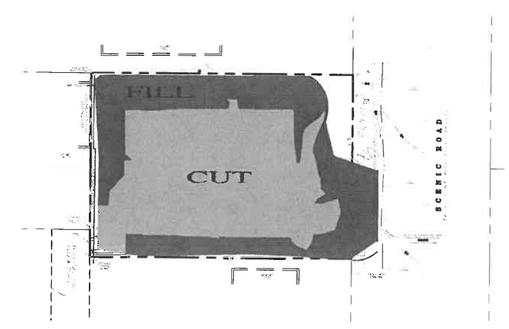
PLAN
SCALE:1"=5'



SECTION A-A
SCALE:1"=5' H&V

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
1460-VOL-R3	1.000	1.000	3786.18 Sq. Ft.	566.90 Cu. Yd.	60.60 Cu. Yd.	506.30 Cu. Yd.<Cut>
Totals			3786.18 Sq. Ft.	566.90 Cu. Yd.	60.60 Cu. Yd.	506.30 Cu. Yd.<Cut>



CUT / FILL AREAS
SCALE:1"=20'

"COVER SHEET"

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. ARTHUR & FARAH CHADWICK
P.O. BOX 3410
SARATOGA, CA 95070

SECONDARY: ARCHITECT
ERIC MILLER ARCHITECS, INC.
ATTN: MS. CARLA HASHIMOTO
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH (831)372-0410 (7840)

SITE LOCATION:
SCENIC ROAD, 2 NW OF 8Th. AVE.
CARMEL BY THE SEA, CA

No.	DATE	BY	REVISION
	02/24/16	AMS	NEW ARCH'S SITE PLAN
	01/27/16	AMS	EMERGENCY EXIT & BEACH ACCESS
	01/14/16	AMS	NEW ARCH'S SITE PLAN
	12/03/15	AMS	LOWER PATIO, RET. WALL RELOCATION
	07/20/15	AMS	CITY OF CARMEL – CUT/FILL
	05/26/15	AMS	RELEASED TO CLIENT

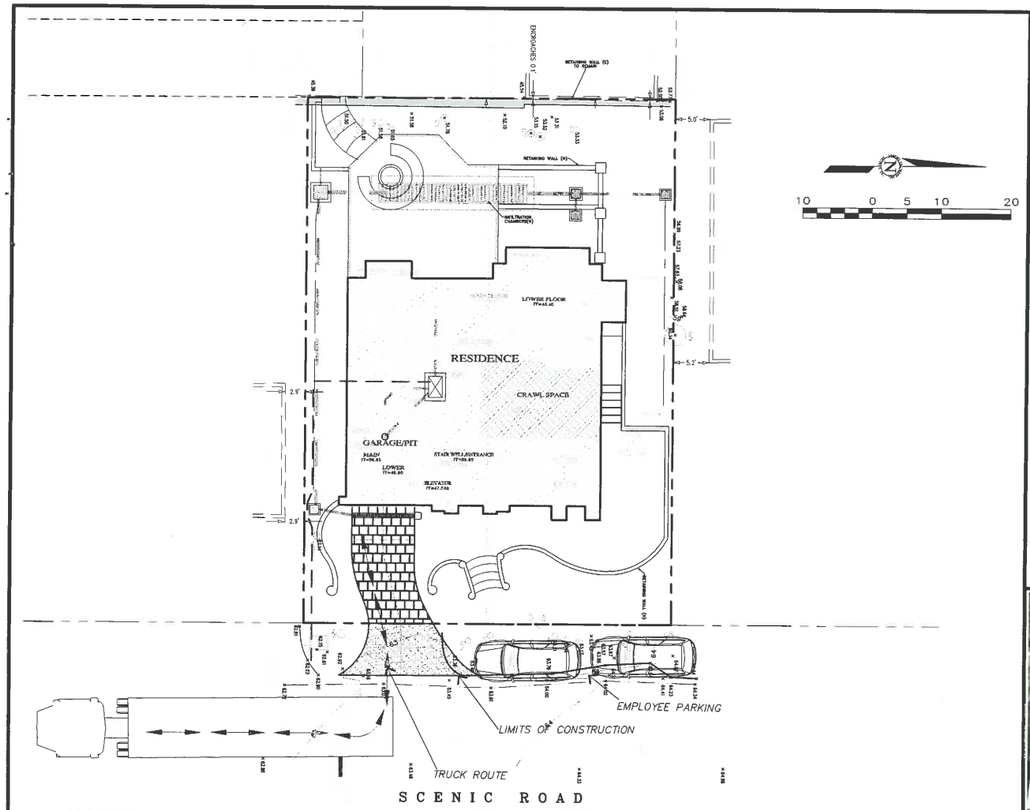
REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 56569
Exp. 06-30-15
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9970 Fax (831) 443-3861
www.landsetengr.com

CONCEPTUAL GRADING & DRAINAGE PLAN
OF
CHADWICK RESIDENCE
A.P.N.: 010-312-026
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. ARTHUR & FARAH CHADWICK

SCALE: AS SHOWN
DATE: MAY 2015
JOB NO. 1460-01
SHEET C1
187
OF 1 SHEETS



NOTES:

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
567 CY CUT
61 CY FILL

CONSTRUCTION STAGING:
PERFORM LOWER LEVEL EXCAVATION AND OFFHAUL EXCESS SPOILS: EXISTING DRIVEWAY AREA TO BE USED FOR HAUL TRUCK STAGING.

DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS:EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM RIO ROAD TO JUNIPERO AVENUE TO OCEAN AVENUE TO SCENIC ROAD . (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON RIO ROAD. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND D, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
EXTREMELY LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG SCENIC ROAD AND 8TH AVENUE, OBEYING ALL PARKING LAWS. SEE DETAIL C. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

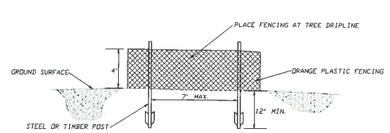
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	20	5
GRADING & SOIL REMOVAL (EXPORT)	65	13
ENGINEERING MATERIALS (IMPORT)	15	5
TOTALS	113	26

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 510 CUBIC YARDS OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED FROM THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 20 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 40 & 50 CUBIC YARDS.

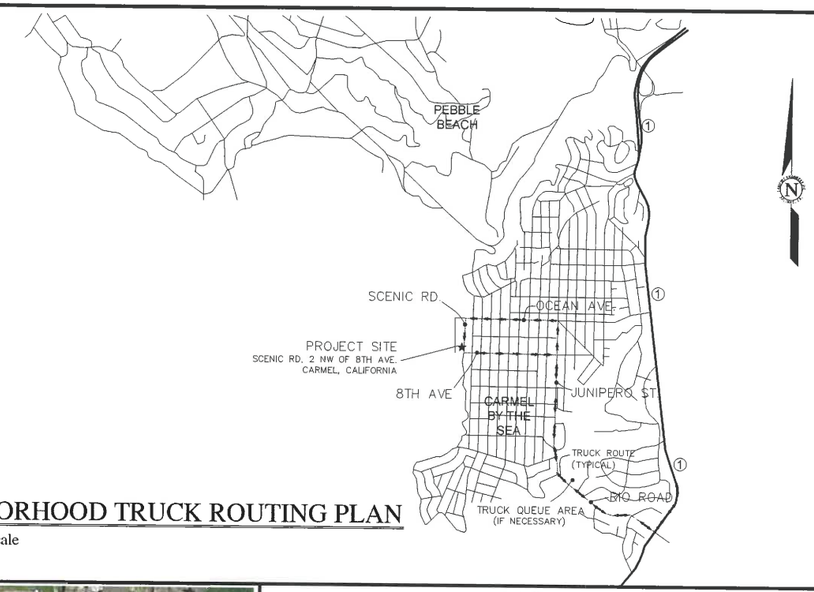
HOURS OF OPERATION/DAY: 8
DAYS OF OPERATION: MONDAY THRU FRIDAY
TIME OF OPERATION: 8:00 A.M. - 4:30 P.M.

PROJECT SCHEDULING: PROJECTED START DATE IS 1 JUNE 2016. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



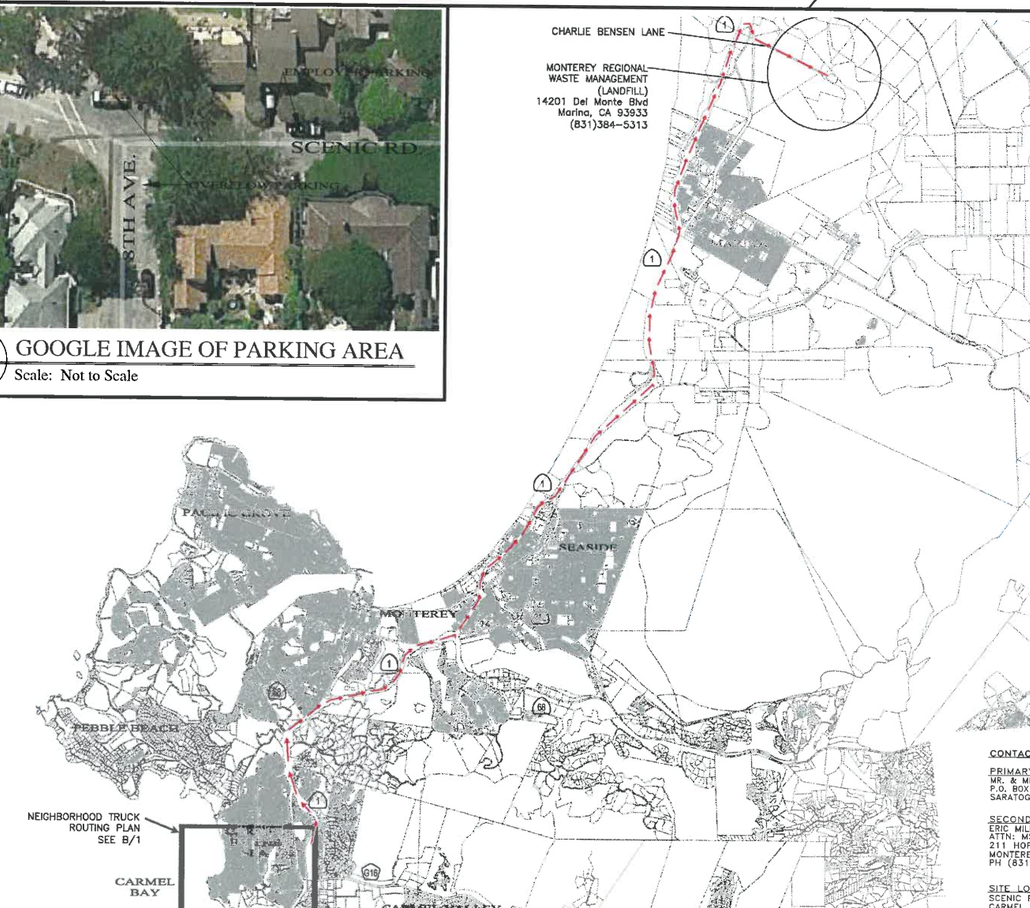
FENCING (ESA) DETAIL
Scale: NTS

A 1 CONSTRUCTION STAGING PLAN
Scale: 1"=10'



B 1 NEIGHBORHOOD TRUCK ROUTING PLAN
Scale: Not to Scale

C 1 GOOGLE IMAGE OF PARKING AREA
Scale: Not to Scale



D 1 OVERALL TRUCK ROUTING PLAN
Scale: Not to Scale

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. ARTHUR & FARAH CHADWICK
P.O. BOX 3410
SARATOGA, CA 95070

SECONDARY: ARCHITECT
ERIC MILLER ARCHITECS, INC.
ATTN: MS. CARLA HASHIMOTO
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH (831)372-0410 (7840)

SITE LOCATION:
SCENIC ROAD, 2 NW OF 8Th. AVE.
CARMEL BY THE SEA, CA

No.	DATE	BY	REVISION
	02/24/16	AMS	NEW ARCH'S SITE PLAN
	01/27/16	AMS	EMERGENCY EXIT & BEACH ACCESS
	01/14/16	AMS	NEW ARCH'S SITE PLAN
	12/2/15	GRG	CITY OF CARMEL PLAN CHECK
	7/23/14	FR	RELEASED TO CLIENT

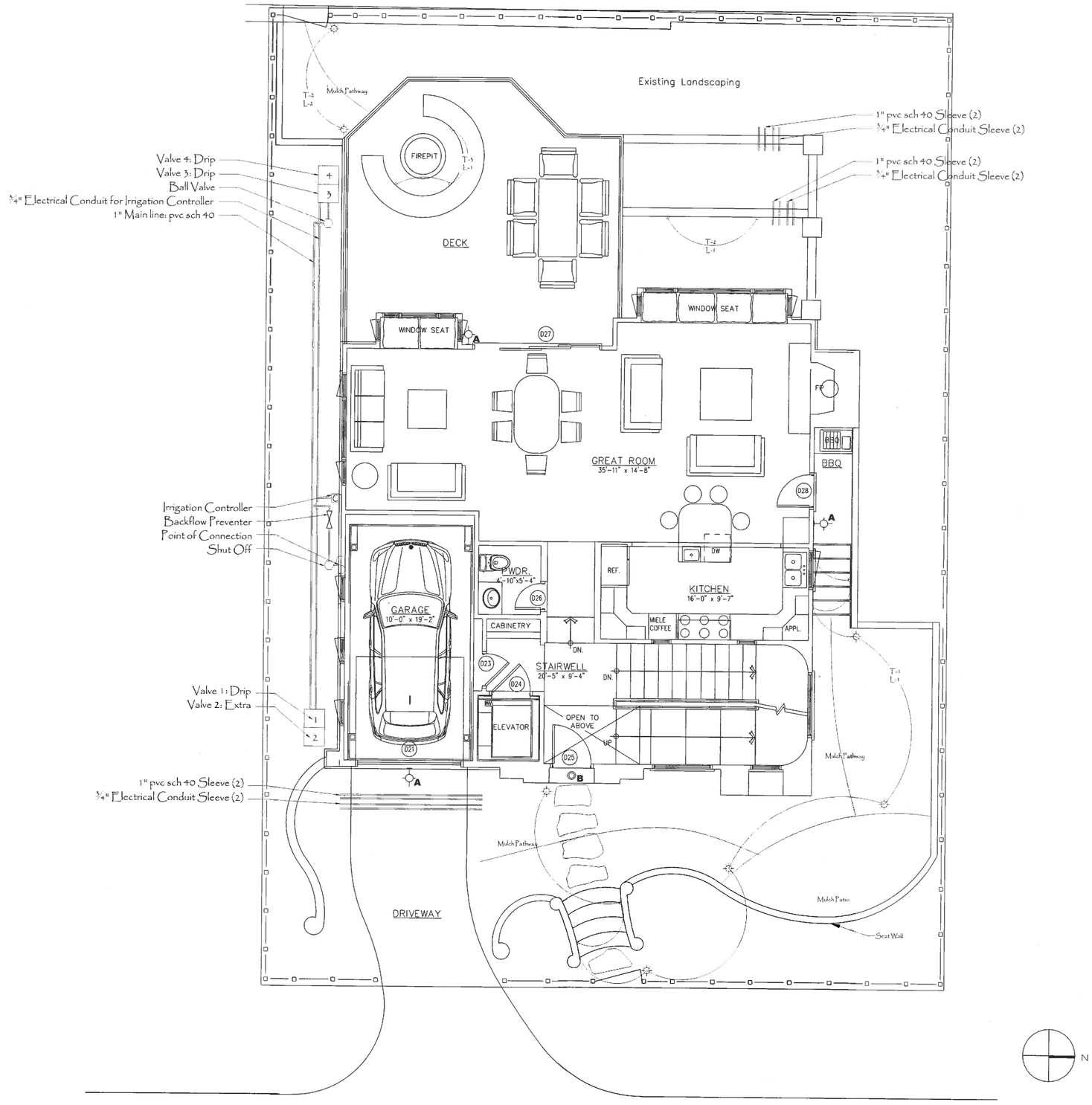
REGISTERED PROFESSIONAL ENGINEER — GUY R. GIRAUDO — No. 56569 — Exp. 06-30-17 — CIVIL — STATE OF CALIFORNIA

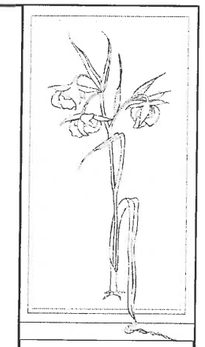
APPROVED BY:
GUY R. GIRAUDO R.C.E No. 56569

LANDSET ENGINEERS, INC.
520-B Cory Place, Corporate Pavilion
Salinas, California 93907
Office (831) 443-9970 Fax (831) 443-3801
www.landsetengr.com

CONSTRUCTION MANAGEMENT PLAN
OF
CHADWICK RESIDENCE
APN: 010-312-026
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
ARTHUR & FARAH CHADWICK

SCALE: AS SHOWN
DATE: JULY 2015
JOB NO. 1460-01
SHEET 1 OF 1 SHEETS
188





Michelle Comeau

Landscape Design
&
Installation

P.O. Box 6327
Carmel, Ca. 93921
P:831-620-0111
F:831-620-0105

michelle@comeaudesign.com

Landscape Plan Prepared For:

Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel-By-The-Sea, Ca. 93923
A.P.N. 010-312-026-000

Sheet Title:
Lighting & Irrigation Plan

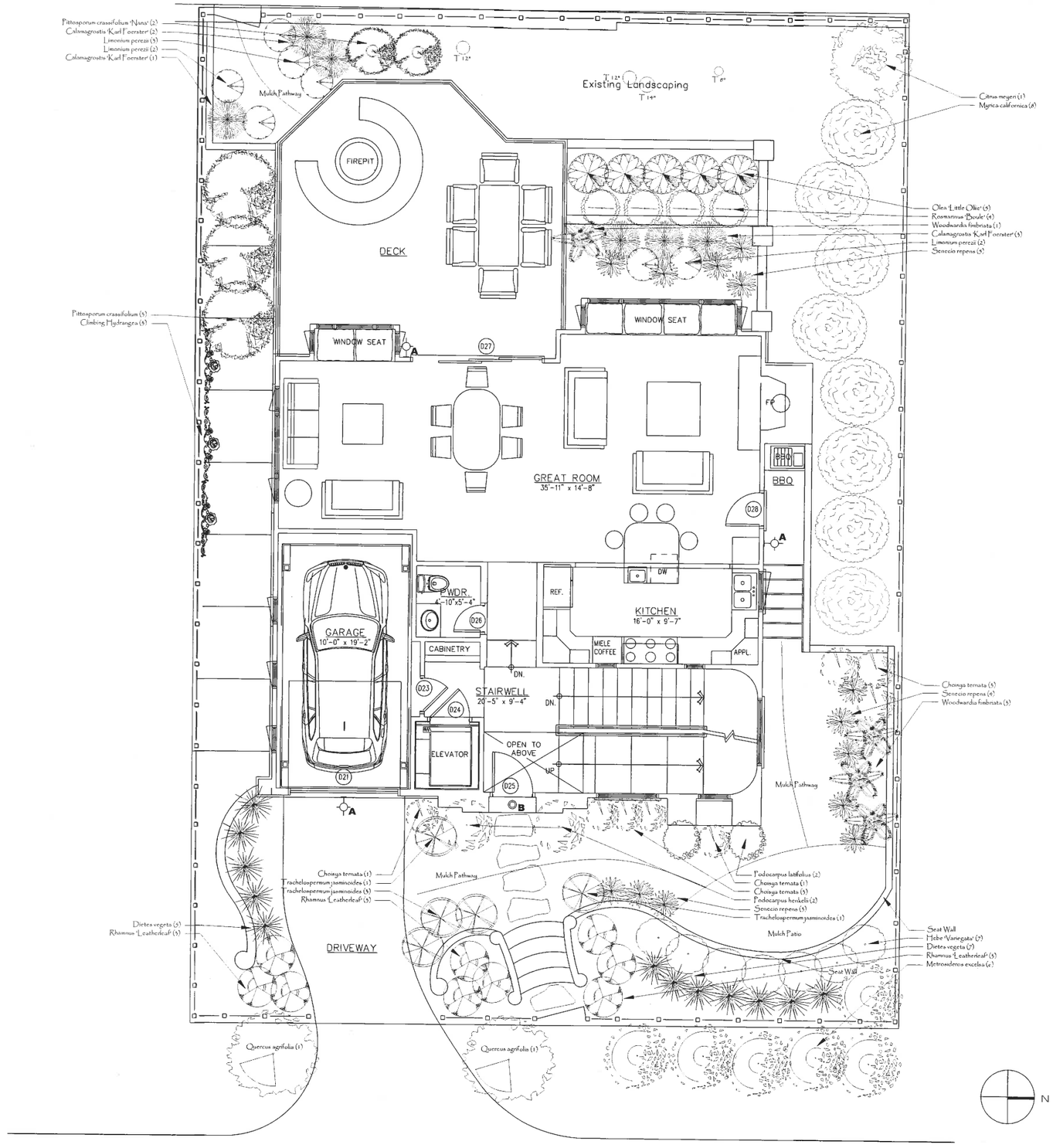
Date: 3.29.16

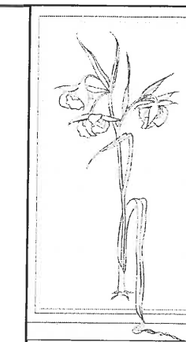
Scale: ¼" = 1'-0"

Drawn By: GM

Revised:

Sheet: L-1





Michelle Comeau

Landscape Design

&

Installation

P.O. Box 6327
Carmel, Ca. 93921
P:831-620-0111
F:831-620-0105

michelle@comeaudesign.com

Landscape Plan Prepared For:

Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel-By-The-Sea, Ca. 93923
A.P.N. 010-312-026-000

Sheet Title:
Planting Plan

Date: 3.29.16

Scale: 1/4" = 1'-0"

Drawn By: GM

Revised:

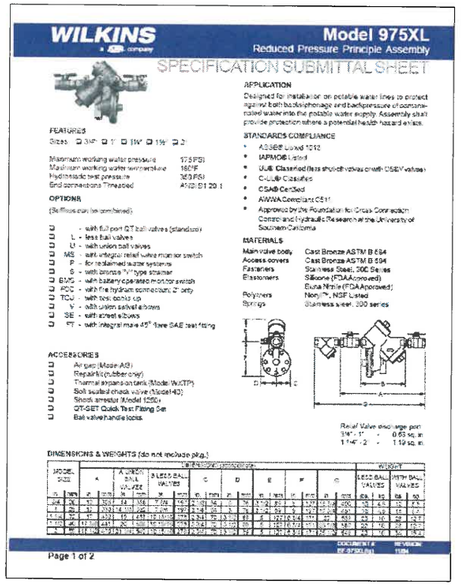
Sheet: L-2

MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION

P.O. BOX 6327 ■ CARMEL, CA 93921
831.620.0111 ■ FAX 831.620.0105
www.comeaudesign.com
LICENSE NO. 582326

Chadwick Plant List

QTY	Size	BOTANICAL NAME	COMMON NAME
6	1g	Calamagrostis Karl Foerster	Feather Reed Grass
3	5g	Choisya ternata	Mock Orange
1	15g	Citrus meyeri	Lemon Tree
12	5g	Dietes vegeta	Fort-Night Lily
7	3g	Hebe Variegata'	Showy Hebe
3	15g	Hydrangea anomala	Climbing Hydrangea
7	5g	Limonium perezii	Sea Lavender
6	15g	Metrosideros excelsa	New Zealand Christmas Tree
3	15g	Myrica californica	Pacific Wax Myrtle
5	5g	Olea 'Little Ollie'	Dwarf Olive
3	3g	Pittosporum crassifolium	Karo
2	3g	Pittosporum crassifolium 'Nana'	Dwarf Karo
2	15g	Podocarpus henkelii	Broad-Leaved Yellowwood
2	15g	Podocarpus latifolius	Yellowwood
2	24"	Quercus agrifolia	Coast Live Oak
5	5g	Rhamnus 'Leatherleaf'	Coffeeberry
4	5g	Rosmarinus 'Boule'	Rosemary Boule
12	1g	Senecio repens	Blue Chalksticks
5	5g	Trachelospermum jasminoides	Star Jasmine
4	5g	Woodwardia fimbriata	Giant Chain Fern



WILKINS ■ Model 975XL
Reduced Pressure Principle Assembly
SPECIFICATION SUBMITTAL SHEET

APPLICATION
Designed for installation on potable water lines to protect against both backsiphonage and backpressure of contaminated water into the potable water supply. Assembly shall provide protection where a potential health hazard exists.

FEATURES
Sizes: ☐ 3/4" ☐ 1" ☐ 1¼" ☐ 1½" ☐ 2"
Maximum working water pressure 175 PSI
Maximum working water temperature 180°F
Hydrostatic test pressure 350 PSI
End connections Threaded ANSI B1.20.1

STANDARDS COMPLIANCE
- ASSE® Listed 1013
- IAPMO® Listed
- UL® Classified (less shutoff valves and with OSEV valves)
- CULus® Classified
- CSA® Certified
- AWWA Compliant C511
- Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California

OPTIONS
(Suffixes can be combined)
- ☐ ☐ - with full port QT ball valves (standard)
- ☐ ☐ L - less ball valves
- ☐ ☐ U - with union ball valves
- ☐ ☐ MS - with integral relief valve monitor switch
- ☐ ☐ P - for reclaimed water systems
- ☐ ☐ S - with bronze "Y" type strainer
- ☐ ☐ BMS - with battery operated monitor switch
- ☐ ☐ FCC - with fire hydrant connection, 2" only
- ☐ ☐ TCU - with tank cover up
- ☐ ☐ V - with union swivel elbows
- ☐ ☐ SE - with street elbows
- ☐ ☐ FT - with integral male 45° flare SAE test fitting

MATERIALS
Main valve body	Cast Bronze ASTM B 584
Access covers	Cast Bronze ASTM B 584
Fasteners	Stainless Steel, 300 Series
Elastomers	Silicone (FDA Approved) Buna Nitrile (FDA Approved)
Polymers	Noryl™, NSF Listed
Springs	Stainless steel, 300 series

ACCESSORIES
- ☐ ☐ Air gap (Model AG)
- ☐ ☐ Repair kit (rubber only)
- ☐ ☐ Thermal expansion tank (Model WxTP)
- ☐ ☐ Soft seated check valve (Model 40)
- ☐ ☐ Shock arrestor (Model 125U)
- ☐ ☐ QT-SET Quick Test Fitting Set
- ☐ ☐ Ball valve handle locks

Relief Valve discharge port:
3/4" - 1" - 0.63 sq. in.
1 1/4"-2" - 1.54 sq. in.

DIMENSIONS & WEIGHTS (do not include pkg.)

MODEL SIZE	DIMENSIONS (APPROXIMATE) A		A (ORDER BALL VALVES)		B (LESS BALL VALVES)		C		D		E		F		G		WEIGHT LESS BALL VALVES		WITH BALL VALVES	
	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm	lbs	kg	lbs	kg
3/4	20	510	20.0	508	19.6	498	7.75	197	2.12	54	7.5	191	2.5	64	3.75	95	15	6.8	16	7.3
1	20	510	20.0	508	19.6	498	7.75	197	2.12	54	7.5	191	2.5	64	3.75	95	15	6.8	16	7.3
1 1/4	22	559	22.0	559	21.6	549	7.75	197	2.12	54	7.5	191	2.5	64	3.75	95	16	7.3	17	7.7
1 1/2	26	660	26.0	660	25.6	650	9.25	235	2.62	66	9	229	3.0	76	4.25	108	25	11.3	27	12.2
2	28	711	28.0	711	27.6	701	9.25	235	2.62	66	9	229	3.0	76	4.25	108	26	11.8	28	12.7

Page 1 of 2

PLANTING NOTES:

1. Plant quantities are for contractors convenience only. Contractor is responsible for actual plant quantities and shall be verified from the planting plan. To meet the planting requirements, contractor may need to engage in contract with growers to ensure plant availability.

2. Contractor to notify landscape designer in the event of plant unavailability immediately.

3. Conditions permitting, the retention of water in planting pits for more than 1 hour shall be corrected by the contractor.

4. All plant material shall match specification per species and comply with ANZSI Z601 "Standard for Nursery Stock", and shall be inspected by landscape designer.

5. Plant materials may be adjusted in the field as directed by landscape designer at no extra cost to owner.

6. Contractor shall erect tree protection barriers around existing trees to be saved on site, creating a tree protection zone, contractor shall be responsible for damage to existing trees.

7. Contractor shall provide an allowance of $2,000 for additional material.

8. Top dress all planter areas with 2" of 1/2" redwood or fir bark dressing free of all dirt, sticks, dust or debris. Provide a 1 pint sample and source to Landscape Designer prior to ordering.

9. Erosion control blanket/jute to be applied to all slope areas according to manufacturers specifications.

10. All trees to be staked with two lodgepole stakes 10' x 2" a batter board and cinch ties , or with guy wires as necessary.

11. All plants to be planted with 1/3 top soil, 1/3 organic planting mix, 1/3 harvest supreme organic amendment.

12. All plants to be planted with organic fertilizer inoculated with appropriate mycorrhizae.

13. No plant substitutions unless approved by designer.

14. All irrigation lines to be SCH 40 PVC main lines.

15. All valve wires to be sleeved with ¾"electrical conduit, SCH 40.

16. All direct burial low voltage wires to be sleeved with ¾" electrical conduit, SCH 40 PVC.

17. All Stepping stones to be set on individual pads of concrete, 2" thick, trowelled to the exact size of the stepping stones.

IRRIGATION LEGEND

CONTROLLER
Weathermatic SL 1600 with Smart link Air Card, Flow Sensor and Master Valve
DRIP VALVE
1" 7911 Remote Control Valve, Nelson Plastic Valve Box
1" Brass Ball Valve Matco
1" # 975xl Wilkins Reduced Pressure w/ Y Strainer
1" Main Line, SCH 40, 18" Deep
3/4" B-401 Cchampion Bent NoseGarden Valve

VALVE DETAIL

STATION #	TYPE	LOCATION
1	DRIP	Plants in Front Yard
2	DRIP	Extra For Front
3	DRIP	Plants in Backyard
4	Drip	Screen Plants in Back Yard

IRRIGATION TIME TABLE

SPRING (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3, 4 T.F 30 MIN

SUMMER
VALVES 1, 2, 3, 4 T.F 30 MIN

FALL
VALVES 1, 2, 3, 4 T.F 30 MIN

WINTER (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3, 4 T.F 30 MIN

Lighting Legend

SYMBOL	QTY	MANF.	MODEL	DESCRIPTION	ACCESSORIES
☐	2	FX Luminaire	FX Transformer	300W	See Transformer Schedule
☼	7	FX Luminaire	CB- 1 LED	5- 10 Watts	Pathway Lights
⊳	10	FX Luminaire	PO-RD- 1 LED	10 Watts	Wall Lights

TRANSFORMER SCHEDULE

SYMBOL	MODEL	WATTAGE	CAPACITY	WATTAGE USED	PRIMARY AREA ILLUMINATED	SWITCH CODE
T1	FX-Transformer	300w	100w		Front	SW1
T2	FX-Transformer	300w	40w		Rear	SW2
T3	FX-Transformer	300w	30w		Rear	SW3

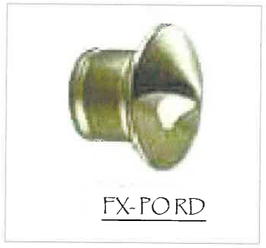
TRANSFORMER DETAIL

TRANS	Line	QTY	Fixture
T1	Line 1	5	FX-CB
T1	Line 1	5	FX-PO-RD
T2	Line 1	2	FX-PO-RD
T2	Line 2	2	FX-CB
T3	Line 1	3	FX-PO-RD

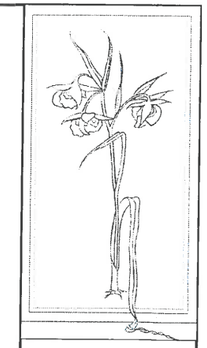
NOTE: Transformer shall have photocell and motion control options

Lighting Fixtures

FX-CB



FX-PO RD



Michelle Comeau
Landscape Design
&
Installation

P.O. Box 6327
Carmel, Ca. 93921
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michelle@comeaudesign.com

Landscape Plan Prepared For:

Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel-By-The-Sea, Ca. 93923
A.P.N. 010-312-026-000

Sheet Title:
Notes

Date: 3.29.16

Scale: ¼" = 1'-0"

Drawn By: GM

Revised:

Sheet: L-3
of: 3

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Combined Concept and Final Design Study (DS 15-106) and associated Coastal Development Permit for additions and alterations to a historic single-family residence located in the Single-Family Residential (R-1) Zoning District. [1]

Recommendation:

Accept the Concept Design Study (DS 15-414) subject to the attached findings and recommendations/draft conditions.

Application:	DS 15-414	**APN:**	010-176-016
Block:	146	**Lot**:	3, 5, & pt. 7
Location:	Monte Verde Street, 2 SW of 13th St.		
Applicant:	Manuel Guerrero, Architect		
Property Owner:	Shahin Sharifzadeh & Sheriene Sadaati		

Background and Project Description:

The project site is an 8000 square foot lot located on Monte Verde, two parcels southwest of 13th Street. The property is developed with a 1,664-square foot two-level residence consisting of a 1,403-square foot residence and a 230-square foot detached garage. The property is included on the City's Inventory of Historic Resources and A Determination of Consistency with the Secretary of the Interior's Standards was granted for the project by the Historic Resources Board on March 21,

[1] Based on the CMC 17.58.040.B.2.a (Step Three: Final Details Review), for projects involving additions or alterations to historic resources or limited changes to non-historic structures, the Director may authorize concept review and final details review to occur at the same meeting. Staff has determined that the limited changes to the structure justify combining the concept review and final details review.

2016. The HRB's determination took into consideration the appropriateness of the mass and scale of the proposed design concept in keeping with the defining features of the historic resource.

The applicant is proposing to add 1,009 square feet including 316 square feet on the 1st level and 693 square feet on the 2nd level. The project consists of the following components: (1) the addition of a gable-roofed, one story family room off the south facing façade, (2) a small extension of a portion of the west side-elevation to enlarge an existing bedroom, (3) a small extension and height increase of the existing two-story element to provide a second story master bedroom, (4) the enlargements of the existing French doors on the rear (North) elevation to better access the garden, and (5) six new skylights on the gabled roof on the north side of the property to create a solarium. The new addition is proposed to have horizontal wood siding with detached rooflines to appear differentiated from the historic house.

Staff has scheduled this application for both conceptual review and final review details due to the limited exterior changes and expansion in the building footprint. If the Commission has concerns that cannot be addressed at one meeting it may continue the application with a request for changes.

PROJECT DATA FOR THE 5,700-SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,960 sf	1,664 sf	2,673 sf
Site Coverage	750 sf	827 sf (15%)	639 sf (11%)
Trees (upper/lower)	3/1 trees	6/7 trees	6/7 trees
Ridge Height (1st/2nd)	First Floor: 18 ft Second Floor: 24 ft	First Floor: 11 ft 1 in Second Floor: 14 ft 10 in	First Floor: 11 ft Second Floor: 18 ft 8 in
Plate Height (1st/2nd)	First Floor: 12 ft Second Floor: 18 ft	First Floor: 6 ft 10 in Second Floor: 11 ft 1 in	First Floor: 6 ft 10 in Second Floor: 15 ft
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft.	29 ft 5 in	29 ft 5 in
Composite Side Yard	20 ft. (25%)	44 ft	30 ft
Minimum Side Yard	North Side: 3 ft South Side: 3 ft	North Side: 12 ft 6 in South Side: 31 ft	North Side: 8 ft 11 in South Side: 20 ft 1 in
Rear	15 ft**	5 ft 1 in	5 ft 1 in
*The rear setback is 3 feet for structures less than 15-feet in height.			

Staff analysis:

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage maintaining "*a forested image on the site*" and for new construction to be at least six feet from significant trees.

The site contains fourteen trees, all of which are classified as significant. The project proposal does not include the removal of any trees, however the applicant is proposing to trim a large Oak Tree on the North side of the property. Staff has included a condition requiring the application to obtain a tree trimming permit from the City Forester prior to the issuance of a Building Permit.

Privacy & Views: Residential Design Guidelines 5.1 through 5.3 state that *"designs should preserve reasonable solar access to neighboring parcel;" "maintain privacy of indoor and outdoor spaces in a neighborhood;"* and *"maintain view opportunities."*

Staff has not identified any view or privacy impacts that would be created by the addition. The proposed second story addition would be located on the northwest corner of the property, behind the detached garage and a large oak tree. The large window on the east facing elevation of the second story will mostly be shielded by the existing Oak tree and therefore is not anticipated to create any significant privacy impacts to the adjacent neighbors. Additionally, the ridge height of the second story addition is proposed to be raised 3 feet 10 inches, and therefore is not anticipated to create any significant view impacts.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.6 encourage a building's mass to relate "*to the context of other homes nearby"* and to "*minimize the mass of a building as seen from the public way or adjacent properties."* Further, these guidelines state that "*a building should relate to a human scale in its basic forms*."

The proposed two-story master bedroom addition would be located at the rear of the home and would not have a significant impact on the mass and bulk viewed from the street. As noted previously, the two story mass is set far back from the street, and is screened by the existing detached garage and Oak tree. Additionally, the applicant has worked with staff to reduce the height of the second story addition to minimize the bulk of the two-story mass.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.3 state that *"Shallow to moderately pitched roofs are appropriate on one-story buildings. More steeply pitched roof with low plate lines can be used on two-story buildings."* The Guidelines emphasize using "*restraint*" and "*simplicity*" in building forms, which should not be complicated, and roof lines, which should "*avoid complex forms*."

The existing residence has a 7:12 hipped roof, with two flat roof portions on the North side. The applicant is proposing a 7:12 hipped roof to match the existing on the first story TV room addition. The second story portion is proposed to have a 7:12 hipped roof on the East side and a flat roof portion on the west side. In staff's opinion, the proposed additions are compatible with the design of the existing residence and would not create an overly complicated appearance.

***Historic Review*:** The existing residence, known as the "F.A. Collman House", is a Western Ranch Style residence designed and constructed in 1907 as a one-room beach house by John Galen Howard. In 1918, the house was expanded by the Howard family to incorporate a bedroom, dining room, kitchen and bathroom. It was later altered in 1926 by Dene Denney and Hazel Watrous (two of the first female contractors in Carmel) and again in 1936 by Hugh Comstock. A two-story addition on the west-side was constructed in 1950 and the detached garage was constructed in 1962.

The Historic Resources Board reviewed the project on March 21, 2016 and issued A Determination of Consistency with the Secretary of the Interior's Standard subject to the following conditions:

1) Measured drawings and photo-documentation of the existing south-facing façade shall be prepared and submitted to the City to include in the historical record.
2) In order to ensure that the essential form and integrity of the historic property is retained, the work shall reuse, to the extent feasible, any available historic building material, and where necessary, match required replacement features in kind
3) Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City's Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
4) The applicant shall work with staff to determine an appropriate differentiation method between the new west bedroom addition and the existing historic walls.
5) No historic fabric (including windows) shall be reused in any new portions of the house.

Conditions #1, #2, and #5 have already been met by the applicant, and therefore only conditions #3 and #4 are included in the recommended Conditions of Approval included as Attachment C.

Finish Materials: The existing finish materials include board and batten wood siding with both wood and asphalt shingle roofing. The residence has all wood windows and doors, with a large off-set bay window on the south elevation. The applicant is proposing to maintain all existing siding and add horizontal wood siding on both the second story and the TV room addition to differentiate between the new and the original. The Historic Resources Board expressed that there would need to be differentiation between the siding of the small first story addition at the rear of the property and the original residence, and determined that the applicant should work with staff to determined an appropriate method. Staff has recommended that the applicant use board and batten siding with different dimensions than the existing to ensure conformance with the Secretary of the Interior Standards. All new wood windows and doors would be installed in the addition areas.

Fences: The applicant is proposing to maintain all existing fencing around the site. No additional fences are proposed as part of this project.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of pavement is approximately 6 feet wide. There are currently multiple stepping stones that allow access from the parking area to the front gate. Staff has recommended a condition of approval that the stepping stones are removed from the City ROW.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 582-square foot addition to an existing 1,209-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Concept Acceptance
- Attachment C – Draft Recommendations/Conditions
- Attachment D – Project Plans

Attachment A – Site Photographs

Attachment B – Findings for Approval

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	

9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment C – Conditions of Approval

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 15-414) authorizes alterations to an existing 1.404-square foot residence, subject to Planning Commission approval, as shown on the plans dated July 4, 2015. The project includes a total addition of 1,009-square feet including 316-square feet on the 1st level and 693-square feet on the 2nd level. The project consists of the following components: (1) the addition of a gable-roofed, one story family room off the south facing façade, (2) a small extension of a portion of the west side-elevation to enlarge an existing bedroom, (3) a small extension and height increase of the existing two-story element to provide a second story master bedroom, and (4) the enlargements of the existing French doors on the rear (North) elevation to access the garden. All work shall conform to the approved plans except as conditioned by this permit.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction,	✔

	the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	N/A
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise	✔

	superficially applied, are not permitted.	
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	**N/A**

19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	Prior to the beginning of construction, the applicant shall convene a pre-construction meeting to include the contractor and the City's Project Planner to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.	✔
23.	The applicant shall work with staff to determine an appropriate differentiation method between the new west bedroom addition and the existing historic walls.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department.

SAADATI GARDEN COTTAGE

2 SW of 13th, West Side, Monte Verde
Carmel, CA 93923

ABBREVIATIONS

&	AND	EXT	EXTERIOR	OOP	HDN OPPOSITE HAND
L	ANGLE	FOC	FACE of CONCRETE	OD	OUTSIDE DIAMETER
@	AT	FOF	FACE of FINISH	OA	OVERALL
℄	CENTERLINE	FOS	FACE of STUD	OH	OVERHEAD
Ø	DIAMETER OR ROUND	FRP	FIBERGLASS REINFORCED PLASTIC	P	PROPOSED
⊥	PERPENDICULAR			PT	PAINT
#	POUND OR NUMBER	FIN	FINISH	PR	PAIR
ABV	ABOVE	FF	FINISH FLOOR	PNL	PANEL
AFF	ABOVE FINISH FLOOR	FA	FIRE ALARM	PTN	PARTITION
ACOUS	ACOUSTICAL	FEB	FIRE EXTINGUISHER/BRACKET	PLAS	PLASTER
ADJ	ADJUSTABLE	FEC	FIRE EXTINGUISHER/CABINET	PLAM	PLASTIC LAMINATE
AGG	AGGREGATE	FIXT	FIXTURE	PL	PLATE
ALT	ALTERNATE	FLASH	FLASHING	PWD	PLYWOOD
AL	ALUMINUM	FLEX	FLEXIBLE	PS	PLYWOOD SHEATHING
AB	ACCHOR BOLT	FLR	FLOOR	PT	PONT OR PAINT
APPROX	APPROXIMATE	FD	FLOOR DRAIN	PVMT	PAVEMENT
ARCH	ARCHITECTURAL	FLUOR	FLUORESCENT	QT	QUARRY TILE
AC	ASPHALTIC CONCRETE	FTG	FOOTING	R	RADIUS OF RISER
BM	BEAM	FT	FOOT or FEET	RWL	RAIN WATER LEADER
BITUM	BITUMINOUS	FDN	FOUNDATION	RWD	REDWOOD
BLK	BLOCK	FR	FRAME	REINF	REINFORCED
BLKG	BLOCKING	FUR	FURRING	REQ	REQUIRED
BD	BOARD	GALV	GALVANIZED	RESIL	RFESILIENT
BOT	BOTTOM	GSM	GALVANIZED SHEET METAL	REV	REVISION OF REVISED
BLDG	BUILDING	GA	GAUGE	RD	ROOF DRAIN
BUR	BUILT-UP-ROOFING	GENL	GENERAL	RO	ROUGH OPENING
CAB	CABINET	GL	GLASS	SCHED	SCHEDULE
CA	CARPET	GLB	GLULAM BEAM	SECT	SECTION
CLKG	CAULKING	GR	GRADE	SAD	SEE ARCHITECTURAL DRAWINGS
CB	CATCH BASIN	GND	GROUND	SED	SEE ELECTRICAL DRAWINGS
CI	CAST IRON	GYP	GYPSUM	SMD	SEE MECHANICAL DRAWINGS
CLG	CEILING	GWB	GYBSUM WALL BOARD	SSD	SEE STRUCTURAL DRAWINGS
CEM	CEMENT	HR	HANDRAIL	SHT	SHEET
CNTR	CENTER	HDWR	HARDWARE	SH	SHELF
CT	CERAMIC TILE	HDWD	HARDWOOD	SIM	SIMILAR
CLR	CLEAR	HDR	HEADER	SC	SOLID CORE
CW	COLD WATER	HT	HEIGHT	SD #	SLIDE DOOR NUMBER
COL	COLUMN	HM	HOLLOW METAL	SPEC	SPECIFICATION
CONC	CONCRETE	HORZ	HORIZONTAL	SQ	SQUARE
CMU	CONCRETE MANSORY UNIT	HB	HOSE BIBB	SK#	SKYLIGHT NUMBER
CONN	CONNECTION	HR	HOUR	STD	STANDARD
CONST	CONSTRUCTION	HW	HOT WATER	STL	STEEL
CJ	CONTROL JOINT	INCL	INCLUDE	STRUC	STRUCTURAL
CONT	CONTINUOUS	ID	INSIDE DIAMETER	SUSP	SUSPENDED
CONTR	CONTRACTOR	INSUL	INSULATION	SAT	SUSPENDED ACOUSTIC TILE
CTSK	COUNTERSINK	INT	INTERIOR	SYM	SYMETRICAL
DET	DETAIL	JT	JOINT	SYS	SYSTEM
DIAG	DIAGONAL	JST	JOIST	T	TREAD
DIA	DIAMETER	LAM	LAMINATE	TEMP	TEMPERED
DIM	DIMENSION	LAV	LAVATORY	THK	THICKNESS
DR/D#	DOOR NUMBER	LT	LIGHT	THRES	THRESHOLD
DS	DOWNSPOUT	LWC	LIGHTWEIGHT CONCRETE	TB	TACKBOARD
DWG	DRAWING	MB	MARKER BOARD	TCA	TILE COUNCIL of AMERICA
DF	DRINKING FOUNTAIN	MFR	MANUFACTURER	T&G	TONGUE & GROVE
	OR DOUGLAS FIR	MO	MASONRY OPENING	TOC	TOP of CONCRETE
DP	DIMENSION POINT	MAX	MAXIMUM	TOP	TOP of PAVEMENT
EA	EACH	MECH	MECHANICAL	TOS	TOP of STEEL
EIFS	EXTERIOR INSULATION FINISH SYSTEM	MEMB	MEMBRANE	TOW	TOP of WALL
		MEPS	MOLDED EXPANDED POLYSTYRENE BOARD	TS	TUBE STEEL
ELEC	ELECTRICAL			TYP	TYPICAL
EP	ELECTRIC PANEL BOARD	MET	METAL	TEN	TYPICAL END NAIL
EL	ELEVATION	MIN	MINIMUM	UON	UNLESS OTHERWISE NOTED
ELEV	ELEVATOR	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
ENCL	ENCLOSURE	MTD	MOUNTED	VERT	VERTICAL
ENGR	ENGINEER	MUL	MULLION	VGDF	VERTICAL GRAIN DOUGLAS FIR
EQ	EQUAL	NOM	NOMINAL	VCT	VINYL COMPOSITION TILE
EQPT	EQUIPMENT	NIC	NOT IN CONTRACT	VWF	VINYL WALL FABRIC
EXIST/ (E)	EXISTING	NTS	NOT TO SCALE	WP	WATERPROOF
EJ	EXPANSION JOINT	No./#	NUMBER	WWM	WELDED WIRE MESH
EXP	EXPOSED	OC	ON CENTER	WDM/W#	WINDOW NUMBER
		OPP	OPPOSITE	W/	WITH
				W/O	WITHOUT
				WD	WOOD

SHEET INDEX

	ARCHITECTURAL	
A-000	TITLE SHEET	●
A-001	PROPOSED SITE PLAN	●
A-002	MEMORY	●
A-003	EXISTING FIRST FLOOR PLAN	●
A-004	EXISTING ROOF PLAN	●
A-005	EXISTING ELEVATION 1&2	●
A-006	EXISTING ELEVATION 3&4	●
A-007	WALL REMOVAL PLAN	●
A-008	PROPOSED FIRST FLOOR PLAN	●
A-009	PROPOSED FIRST FLOOR PLAN	●
A-010	PROPOSED ROOF PLAN	●
A-011	PROPOSED ELEVATION 1&2	●
A-012	PROPOSED ELEVATION 3&4	●
	PROJECT IMAGES	
PG-01	PROJECT IMAGES	●
PG-02	PROJECT IMAGES	●
PG-03	PROJECT IMAGES	●
PG-04	PROJECT IMAGES	●
PG-05	PROJECT IMAGES	●

SYMBOLS

2 A006	ELEVATIONS ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN
A	SECTIONS SECTION IDENTIFICATION
D1 D-01	DETAILS DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
2	REVISION CLOUD AROUND REVISION
WINDOW or DOOR or FURNITURE TYPE	
D3	DOOR NUMBER
W9	WINDOW NUMBER
SD1	SLIDEDOOR NUMBER
SK2	SKYLIGHT NUMBER
SH	FIXED SHELVING
	INDICATES REMOVED WALLS
	INDICATES EXISTING WALLS
	INDICATES NEW WALLS
	INDICATES NEW STRUCTURAL ELEMENT
	INDICATES (E) DRAINAGE SYSTEM
	INDICATES WATER & FLASHING DUCT
	INDICATES MECHANICAL DUCT

R-1 DISTRICT DESIGN REGULATIONS

Table 17.10-D: Base Floor Area and Bonus Floor Area Standards for Typical Lots

Site Area	Base Floor Area	Maximum Bonus Floor Area	Maximum Total Floor Area*
4,000	1,800	600	2,400
5,000	2,100	717	2,867
6,000	2,400	820	3,220
7,000	2,700	910	3,640
8,000	2,900	987	3,047
9,000	3,150	1,050	4,200
10,000	3,300	1,100	4,400
11,000	3,450	1,150	4,600
12,000	3,600	1,200	4,800
13,000	3,725	1,245	4,970
14,000	3,870	1,290	5,160
15,000	4,005	1,335	5,340
16,000	4,140	1,380	5,520
17,000	4,255	1,418	5,673
18,000	4,370	1,457	5,827
19,000	4,485	1,495	5,980

*The "maximum total floor area" equals the base floor area plus the bonus floor area. The numbers in this column would require half of the total floor area to be located in a basement.

THIS PROJECT COMPLY WITH:
This project shall comply with Title 24 and:
R-1 District Desin Regulations
2013 California Building Code ..... (CBC)
2013 California1 Residential Code..... (CRC)
2013 California Mechanical Code..... (CEC)
2013 California Plumbing Code..... (CPC)
2013 California Electrical Code..... (CEC)
2013 CA. Green Build. Stand. Code.. (CGBSC)
2010 California Energy Code..... (CEnC)
The *Secretary of Interior's Standards for the Treatment of Historic Properties (Standards)*

PROJECT TEAM

OWNERS:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati
650-799-8437
Carmel, CA 939123

DESIGN:
MANUEL A. GUERRERO
M.R.R.P.
manuelguerreroarq@gmail.com
www.manuelarq.com

STRUCTURAL ENGINEER

GENERAL CONTRACTOR
JOHN PETRUSHKIN
831-238-1690

VICINTY MAP

PROJECT DATA

PROJECT LOCATION:	2 SW of 13th, West Side, Monte Verde - Carmel, CA
Assesor Parcel ID:	010-176-016
ZONING:	R-1
LOT SIZE:	8.000 S.F
Type of project:	RESTORATION - REHABILITATION

PROJECT STATISTICS

	EXISTING	PROPOSED
MAIN FLOOR	1,403.56 S.F	1,720.07 S.F
1/CAR DETTACHED GARAGE	230,00 S.F	230.00 S.F
SECOND FLOOR		692.98 S.F
MEC. ROOM	30,44 S.F	30,44 S.F
TOTAL OF LIVING SPACE:	1,403.56 S.F	2,413.05 S.F
TOTAL GROSS FLOOR AREA:	1,664.00 S.F.	2,673.49 S.F.
AMOUNT OF FLOOR AREA DO NOT OVERLAP		1,287.53 S.F
AMOUNT OF FLOOR AREA DO OVERLAP		692,98 S.F
PATIOS, WALKWAYS & STEPS	827.41 S.F	639.48 S.F
TOTAL IMPERVIOUS COVERAGE	827,41 S.F.	639.48 S.F.

PROJECT DATA SUMMARY

LOT SIZE: 8,000.00 S.F

	EXISTING	%	PROPOSED	%
FLOOR AREA RATIO (FAR)	1,664.00 S.F.	20.00 %	2,673.49 S.F.	33.42%
BLDG LOT COVEGARGE	1,664.00 S.F.	20.00 %	1,980.51 S.F.	24.75%
PAVING LOT COVERAGE:	925.35 S.F.		STONE SURFACE 639.48 S.F. PERMEABLE MATERIAL 254.016 S.F. TOTAL: 893.49 S.F.	

GENERAL CONSTRUCTION NOTES

1. ALL LOCAL CODES, ORDINANCES AND REGULATIONS ARE HEREBY MADE PART OF THE PLANS AND SPECIFICATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS AND THE LOCAL CODES, ORDINANCES, OR REGULATIONS, THE LATTER SHALL GOVERN.
2. IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN AND NOTED.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD BEFORE COMMECING WORK. CONTRACTOR TO FURNISH AND INSTALL ALL MATERIAL SNECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND SPECIFICATIONS.
4. GENERAL DIMENSIONING GUIDELINE:
   a. DIMENSIONS AT INTERIOR WALLS ARE GIVEN TO CENTERLINE of STUDS, FACE of STUDS (FOS), OR FACE of FINISH (FOF), UNLESS OTHERWISE NOTED
   b. WINDOWS UNITS ARE DIMENSIONED IN WINDOW TYPES, AND CODED ON PLANS.
   c. DOOR SIZES ARE DIMENSIONED IN THE DOOR SCHEDULE AND CODED ON PLANS.
5. ALL FINISH ELEVATIONS REFERENCES FINISH SURFACES.
6. SLOPE ALL EXTERIOR PAVET/FINISH SURFECES AWAY FROM BUILDING.
7. ROOF AND WALL FRAMIG AND FOUNDATION SHOWN IN ARCHITECTURAL PLANS ARE DIAGRAMMATIC. SEE STRUCTURAL PLANS FOR FRAMIG MEMBER SIZE WITH INTERMEDIATE SUPPORTS AND FOOTINGS.
8. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF FINISH MATERIAL UNLESS NOTED OTHERWISE.

SHEET NUMBER A-000 SHEET No. 000 OF 000

MANUEL A. GUERRERO
ARCHITECT

Designer Vo.Bo.

342 Larkin St,
Monterey, CA 93940
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E-mail: manuelguerreroarq@gmail.com
www.manuelarq.com

SAADATI GARDEN COTTAGE
2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

The property is a one and two story board and batten Western Ranch House style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is vertical board and batten. The low pitched side gabble roof slightly overhangs the eaves and has exposed rafter tails. One portion of the roof is covered in wood shake, whereas other portion with asphalt shingles. There is a post 1990 about midway along the front (south) elevation with a large fixed, multi paned wood windows. An offset bay, at the SE corner of the house, has a band of tall, multi paned wood casement type windows that wrap around the corner to the south side elevation.
The house rambles across a double lot with the post 1990 two story portion to the west. There is a large brick patio projecting off the south (front) elevation. The residence is sited in the middle of the parcel, in an informal landscape setting of low shrubbery and planting beds, framed by a variety of mature trees to the west.

GENERAL PLANS

Drawing Title:
Title Sheet

Scale: 1/4" = 1'0"
Acad File: NOV-15-2015-MONTEVERDE.DWG
Date: JULY 4, 2015
Job Number: 2015-05
Revisions
V1-07/06/15 INICIAL VERSION

SHEET NUMBER A-000 SHEET No. 000 OF 204 000

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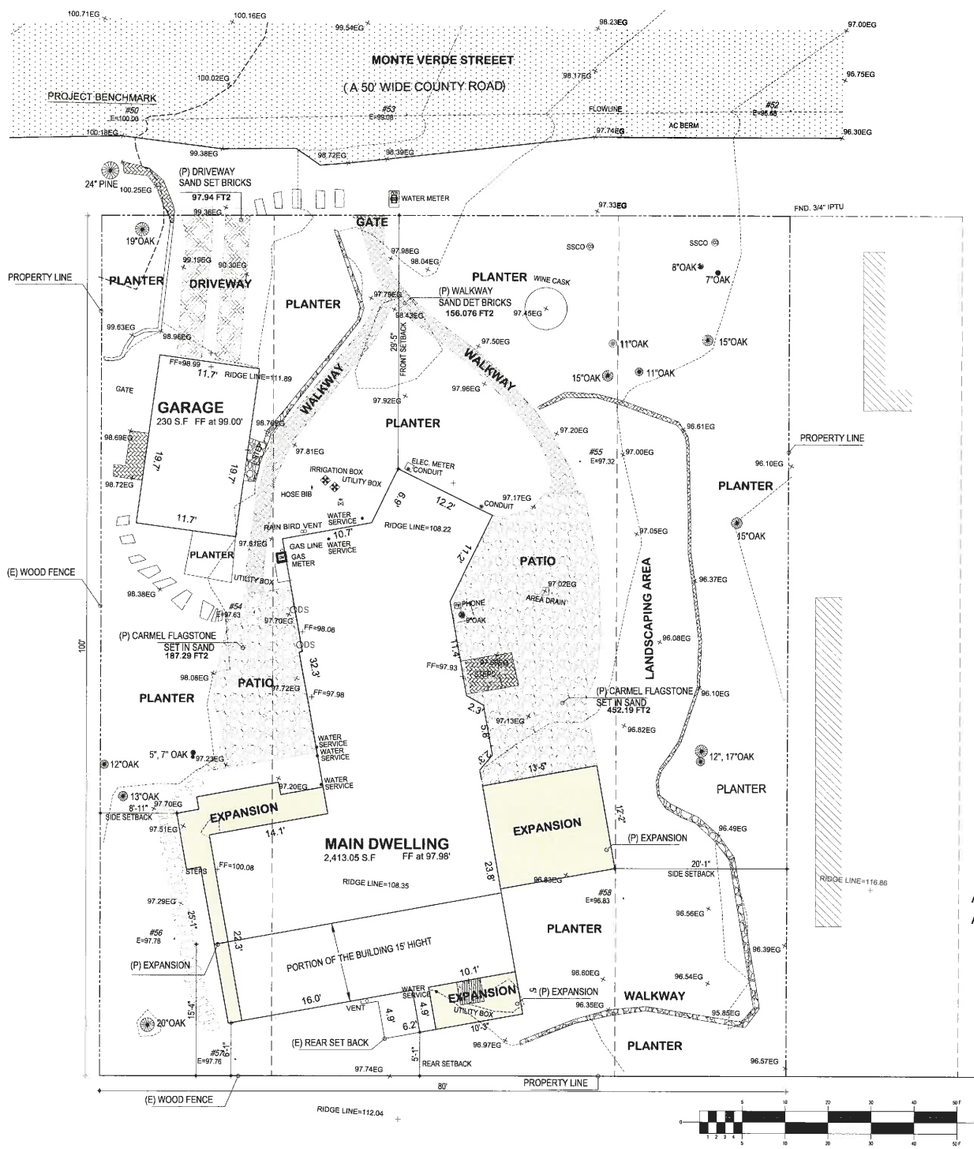
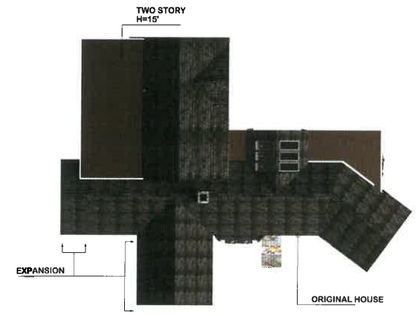
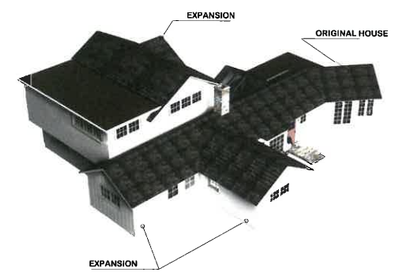
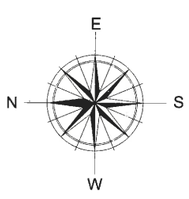






AMOUNT OF FLOOR AREA DO NOT OVERLAP	1,287.53 S.F
AMOUNT OF FLOOR AREA DO OVERLAP	692,98 S.F



LEGEND:

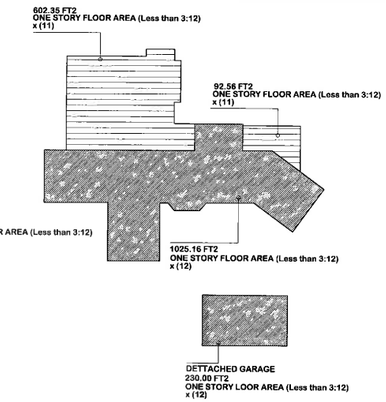
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- CENTERLINE NATURAL DRAINAGE
- ASPHALT CONCRETE SURFACE
- STONE SURFACE 639,48 FT2
- SAND SET BRICKS PERMEABLE MATERIALS 254,016 FT2
- WOOD SURFACE
- SPOT ELEVATION
- FF FINISH FLOOR ELEVATION
- RL RIDGE LINE ELEVATION
- SURVEY H&V CONTROL POINT
- TREE (TYPE AND SIZE AS MARKED)
- CENTER OF SYMBOL IS APPROX. CENTER OF TREE

ALLOWED VOLUME WORKSHEET - SAADATI GARDEN COTTAGE | 1

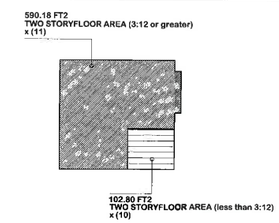
PROJECT LOCATION:	2 SW of 13th, West Side, Monte Verde - Carmel, CA		
Assesor Parcel ID:	010-176-016	ZONING:	R-1
LOT SIZE:	8.000 S.F		
Type of project:	RESTORATION - REHABILITATION		

1. Total Base Floor Area Allowed (not iincluding basement bonus) : 2.960,00 sq. ft.
2. Total Base Floor Area Proposed (not including basement bonus) : 2,673,49 sq. ft.

FIRST FLOOR:



SECOND FLOOR



ALLOWED VOLUME WORKSHEET - SAADATI GARDEN COTTAGE

a.	One Story Floor Area (3:12 or greater)	1.718,14 sq. ft.	x (12) =	20.617,68 cu. ft.
b.	One Story Floor Area (less than 3:12)	725,35 sq. ft.	x (11) =	7.978,85 cu. ft.
c.	Two Story Floor Area (3:12 or greater)	590,18 sq. ft.	x (11) =	6.491,98 cu. ft.
d.	Two Story Floor Area (less than 3:12)	102,80 sq.ft.	x (10) =	1.028,00 cu. ft.
TOTAL ALLOWED VOLUME				36.116,51 cu. ft.

PROJECT STATISTICS

	PROPOSED
MAIN FLOOR	1,720.07 S.F
1/CAR DETTACHED GARAGE	230.00 S.F
SECOND FLOOR	692.98 S.F
MEC. ROOM	30,44 S.F
TOTAL OF LIVING SPACE:	2,413.05 S.F
TOTAL GROSS FLOOR AREA:	2,673.49 S.F.
PATIOS	639.48 S.F
TOTAL IMPERVIOUS COVERAGE	639.48 S.F.
DRIVEWAY	97.94 S.F
WALKWAYS	156.076 S.F
TOTAL PERMEABLE COVERAGE	254.016 S.F.

PROJECT DATA SUMMARY

LOT SIZE: 8,000.00 S.F

	PROPOSED	%
FLOOR AREA RATIO (FAR)	2,673.49 S.F.	33.42%
BLDG LOT COVEGARGE	1,980.51 S.F.	24.75%
PAVING LOT COVERAGE:	893.49 S.F.	12.88%

SHEET NUMBER A-001 SHEET No. 000 OF 000

MANUEL A. GUERRERO ARCHITECT

Designer Vo.Bo.

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SAADATI GARDEN COTTAGE

2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

Scope of Work:

The property is a one and two story board and batten Western Ranch House style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is vertical board and batten. The low pitched side gabble roof slightly overhangs the eaves and has exposed rafter tails. One portion of the roof is covered in wood shake, whereas other portion with asphalt shingles. There is a post 1990 about midway along the front (south) elevation with a large fixed, multi paned wood windows. An offset bay, at the SE corner of the house, has a band of tall, multi paned wood casement type windows that wrap around the corner to the south side elevation.
The house rambles across a double lot with the post 1990 two story portion to the west. There is a large brick patio projecting off the south (front) elevation. The residence is sited in the middle of the parcel, in an informal landscape setting of low shrubbery and planting beds, framed by a variety of mature trees to the west.

GENERAL PLANS

Drawing Title:
Proposed Site Plan

Scale: 1/4" = 1'0"
Acad File: NOV-19-2015-MONTEVERDE.DWG
Date: JULY 4, 2015
Job Number: 2015-05
Revisions
V-1 07/04/15 INICIAL VERSION

SHEET NUMBER A-001 SHEET No. 000 OF 205 000

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THE USE OF THESE PLAN… SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO S… E. RE-USE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED.

MEMORY

The generation of collective sensitivity and respect toward historic patrimony within a given societal group can only be accomplished by approximating people to significant and historic buildings. "The City of Carmel has been part of the California's chain of Franciscan missions to become the economic engine that allowed the Spanish and Mexican province first to survive, then to prosper.
The California Gold Rush saw an influx of Americans and other nationalities to the Carmelo District that included dairymen, farmers, and shore whalers. They brought with them the traditional building practices of their places of origin and constructed their new homes in redwood, available at hand, and from dimensional lumber milled in San Francisco. As they prospered, they improved their properties to reflect their social status. Most designs improvements came from builders' pattern books, available from lumberyards and planning mills that developed in Monterey in the late 18070s.
At that time, with impetus from the success of the Hotel Del Monte and Pacific Grove Retreat, real estate entrepreneurs, expecting an extension of the Southern Pacific Railroad to the Carmel River, began mapping out and promoting "Carmel City" as a sea side resort for Catholics.
They emphasized the presence of historic Mission San Carlos to draw interest. Many lots were sold, but few residences or commercial enterprises were established before the project suffered from the economic depression of the early 1890s."

The project described in this document is part of this context, according to the historical report, the cottage was originally build in 1907 and was known as "John Galen Howard Cottage", then "Copsey Court", and later "Garden Cottage".

The "Garden Cottage" is considered as an example of the history of the early Carmel, and has been listed in the historical report by The Department of Community Planning and Building of the City of Carmel-by-the-Sea in May 2005.

"The F.A. Collman House is significant under California Register criteria 3, in the area of architecture as an evolutionary example of design change over time in Carmel´s residential architecture. It is also significant as an early prototype of Carmel master building Hugh Comstock´s Western Ranch house style."

Within its context, the Cottage plays a significant role as a symbol and provides a clear reference point for the citizenry to identify the memory of the early Carmel. Therefore, in order to establish a criterion for the remodel of the property, it becomes necessary to highlight -architecturally-the value of the buildings to be maintained in such intervention, and to establish the relationship of the new building to the predominant conditions in the surroundings. This is to be achieved by means of a strategy that would allow the renovation of the cottage.

The project's objective of renovate the current house, aim to recognize the original value of the structure, which provides the overall character that symbolized the uniqueness of the cottage. This must be approached under an *intervention strategy*. This strategy will give the arguments to propose a project that recognized the real historical value of the architectural structure and the design alternatives to update the current house.

INTERVENTION STRATEGY

1. BUILDING RECONNOISSANCE

This first phase of the strategy includes a survey of the chronology of the construction since 1907. The current building is a living documentation whose understanding is necessary to develop an intervention proposal. This survey must be completed from several points of view: the building's history, their meaning within different times, evolution to their present state, as well as their physical reconnaissance -including floor plans and materials,-degree of conservation and building pathology.
Only with the fact that an structure is old doesn´t mean has historical value, the National Register of Historic Places stablish a criteria in order to make Districts, sites, buildings, structures an objects significant in American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria. Eligible resources are those

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded, or may be likely to yield, information important in prehistory or history.

Eligible resources must also retain sufficient integrity of location, design, setting materials, workmanship, feeling, and association to convey the relevant historic significance.

Historic Integrity

National Register Bulletin 15: How to apply the National Register Criteria for Evaluation defines **Historic Integrity** as "the ability of a property to convey its significance." Historic properties either retain their integrity or the do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity:

- **Location:** the place where the historic property was constructed or the place where the historic event occurred.
- **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** The physical environment of a historic property.
- **Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historical property.
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may be subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance.

ARCHITECTURAL EVOLUTION OF THE GARDEN COTTAGE - PHYSICAL RECONNAISSANCE

The property is a one and two story board and batten Western Ranch House style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is vertical board and batten. The low pitched side gabble roof slightly overhangs the eaves and has exposed rafter tails. One portion of the roof is covered in wood shake, whereas other portion with asphalt shingles. There is a post 1990 about midway along the front (south) elevation with a large fixed, multi paned wood windows. An offset bay, at the SE corner of the house, has a band of tall, multi paned wood casement type windows that wrap around the corner to the south side elevation.
The house rambles across a double lot with the post 1990 two story portion to the west. There is a large brick patio projecting off the south (front) elevation. The residence is sited in the middle of the parcel, in an informal landscape setting of low shrubbery and planting beds, framed by a variety of mature trees to the west.

The building began life in about 1907 as a one-room beach house, designed and constructed by John Galen Howard, dean of the School of Architecture at U.C. Berkeley. Howard had been vacationing in Carmel with his family since 1902, in rented quarters, then in tent age on the property he purchased on Monte Verde.

The Howards spent John´s sabbatical leave from California in 1916-17at the Carmel cottage. When Howard went to France in 1918 with the Red Cross, the family remained in Carmel, turning the cottage into more suitable living quarters by adding a bedroom, dining room, kitchen and bathroom. The Howards had become friends with another architectural family, that of Chas. Summer Greene, who had taken up residence in Carmel in 1916. In 1923, The Greene´s would become the Howards neighbors. The Howard & Greene children were playmates through the late teens and early twenties.
An interesting by-product of that friendship was C.S. Greene's design for a home in Monterey for J.G. Howard´s artist son, John Langlie Howard in 1929. It was Greene´s last residential commission, and still in place, as a Monterey historic resource.
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INTERVENTION CRITERION

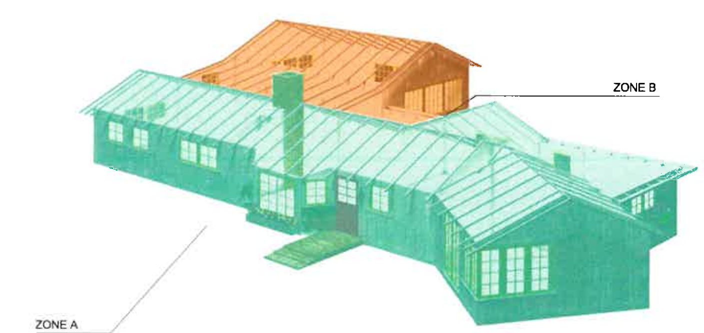
The *Secretary of Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: ***Preservation***, ***Rehabilitation*** , ***Restoration*** and ***Reconstruction***.
The *Standards* require that the treatment approach be determined first, as different set of standards apply to each approach. For the Garden Cottage, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

"In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment of Preservation; however, an assumption is made prior to work that existing historic fabric has become damage or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the ***Standards for Rehabilitation and Guidelines for Rehabilitation*** *to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use trough alterations and additions."*

The ten standards for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive material, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive material or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriated, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property its environment would be unimpaired.

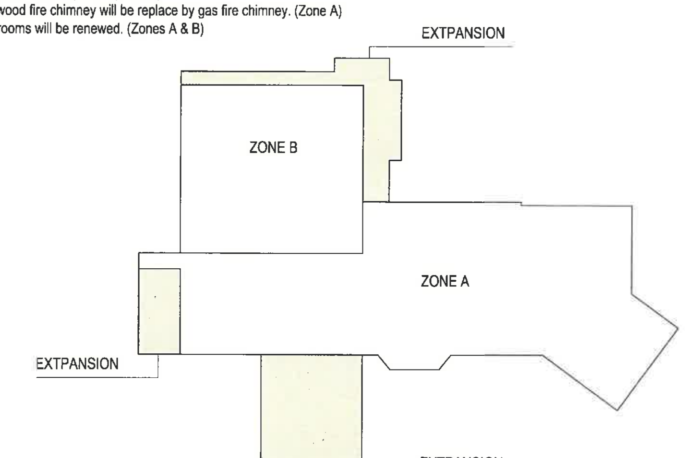
SCOPE OF WORK



The proposed project aim to reinforce the criteria described on the resolution designating the "Garden Cottage" as an Historical resource under the theme of Architectural Development, **CR3** : *"That embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction"* .

According to the historic evolution of the property, there are two zones with different levels of intervention:

- The original structure build in 1907 and the documented alteration of 1936 will be consolidated in order to preserve its Western Ranch House look providing that link to the early Carmel heritage. The exterior wall cladding with vertical board and batten will be preserved (Zones A & B)
- The two story volume added in 1950 (1990 in the State Historic Resources Evaluation Form) will be optimized in function by using completely the two stories, and its rooflines will be detach from the original house in order to have a clear lecture of the two structures. (Zone B)
- Proposed one strory extension in the south of the original structure. (Zone A)
- The "garden" has been one of the most important attributes of the property, the proposal will take advantage of the relationship between inside and outside by enlarging the North French door in the living room and opening 6 skylights on the gable present since 1936. (Zone A)
- For the interior, the proposal will reinforce the perimeter walls, and will open up a renewed kitchen creating a better relationship between kitchen, living and front and rear patios. (Zone A)
- The wood fire chimney will be replace by gas fire chimney. (Zone A)
- Bathrooms will be renewed. (Zones A & B)



000 OF
000 SHEET No.
A-002 SHEET NUMBER

MANUEL A. GUERRERO
A R C H I T E C T

Designer — Vo.Bo.

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E-mail: manuelguerreroarq@gmail.com
www.manuelarq.com

SAADATI GARDEN COTTAGE
2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. — Vo.Bo.

GENERAL PLANS

Drawing Title:
Memory

Scale: 1/4" = 1'0"	Acad File: NOV-15-2015-MONTEVERDE.DWG
Date: JULY 4, 2015	Job Number: 2015-05

Revisions
V1-07/04/15 | INICIAL VERSION

SHEET NUMBER	SHEET No. 000
A-002	OF 206 000

1. BUILDING RECONNOISSANCE

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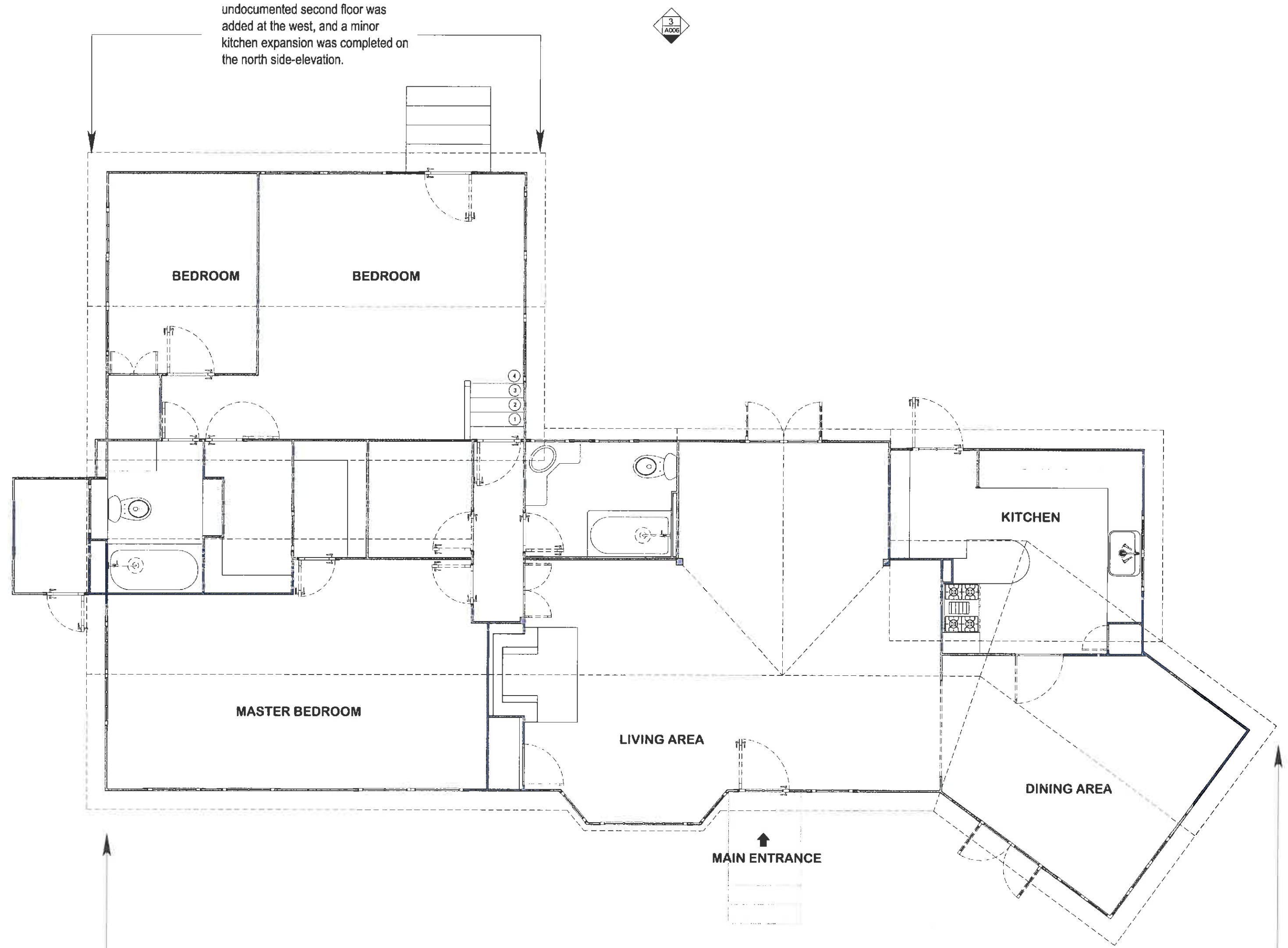
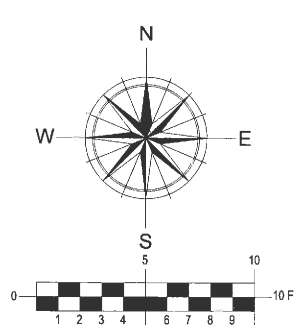


The building began life in about 1907 as a one-room beach house, designed and constructed by John Galen Howard, dean of the School of Architecture at U.C. Berkeley. Howard had been vacationing in Carmel with his family since 1902, in rented quarters, then in tent age on the property he purchased on Monte Verde.



SHEET NOTES 2

The property is a one and two story board and batten Western Ranch House style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is vertical board and batten. The low pitched side gabble roof slightly overhangs the eaves and has exposed rafter tails. One portion of the roof is covered in wood shake, whereas other portion with asphalt shingles. There is a post 1990 about midway along the front (south) elevation with a large fixed, multi paned wood windows. An offset bay, at the SE corner of the house, has a band of tall, multi paned wood casement type windows that wrap around the comer to the south side elevation.
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NOT FOR CONSTRUCTION

EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'0"

SHEET NUMBER A-003 SHEET No. 000 OF 000

MANUEL A. GUERRERO
A R C H I T E C T

Designer Vo.Bo.
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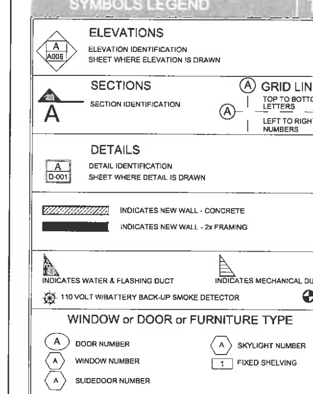
SAADATI GARDEN COTTAGE

2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

SYMBOLS LEGEND 1



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GENERAL PLANS

Drawing Title:

Existing First Floor Plan

Scale: 1/4" = 1'0"	Acad File: NOV-15-2015-MONTEVERDE.DWG
Date: JULY 4, 2015	Job Number: 2015-06

Revisions
V1-07/04/15 INICIAL VERSION

SHEET NUMBER A-003 | SHEET No. 000 | OF 207 000

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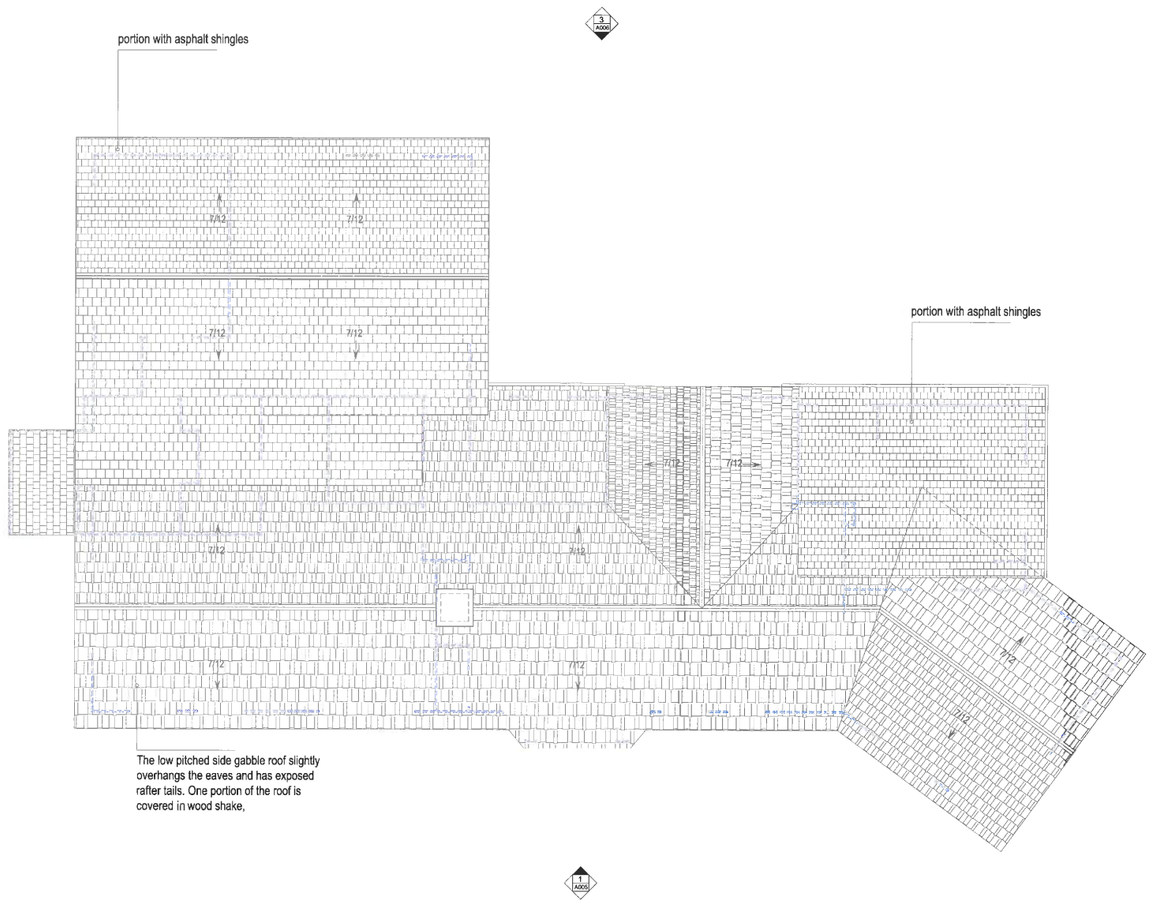

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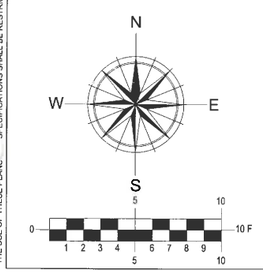

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NOT FOR CONSTRUCTION

EXISTING ROOF PLAN

SCALE 1/4" = 1'0"

SHEET NUMBER A-004 SHEET No. 000 OF 000

MANUEL GUERRERO ARCHITECT

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T: 831-884-6032
www.manuelarq.com

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2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

SYMBOLS LEGEND 1

ELEVATIONS — ELEVATION IDENTIFICATION, SHEET WHERE ELEVATION IS DRAWN
SECTIONS — SECTION IDENTIFICATION
GRID LINE — TOP TO BOTTOM: LETTERS; LEFT TO RIGHT: NUMBERS
DETAILS — DETAIL IDENTIFICATION, SHEET WHERE DETAIL IS DRAWN
INDICATES NEW WALL - CONCRETE
INDICATES NEW WALL - 2x FRAMING
INDICATES WATER & FLASHING DUCT
INDICATES MECHANICAL DUCT
110 VOLT W/BATTERY BACK-UP SMOKE DETECTOR
GAS
WINDOW or DOOR or FURNITURE TYPE
DOOR NUMBER
WINDOW NUMBER
SLIDEDOOR NUMBER
SKYLIGHT NUMBER
FIXED SHELVING

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GENERAL PLANS

Drawing Title:
Existing Roof Plan

Scale: 1/4" = 1'0"	Acad File: NOV-19-2015-MONTEVERDE.DWG
Date: JULY 4, 2015	Job Number: 2015-05

Revisions
V1-07/04/15 INICIAL VERSION

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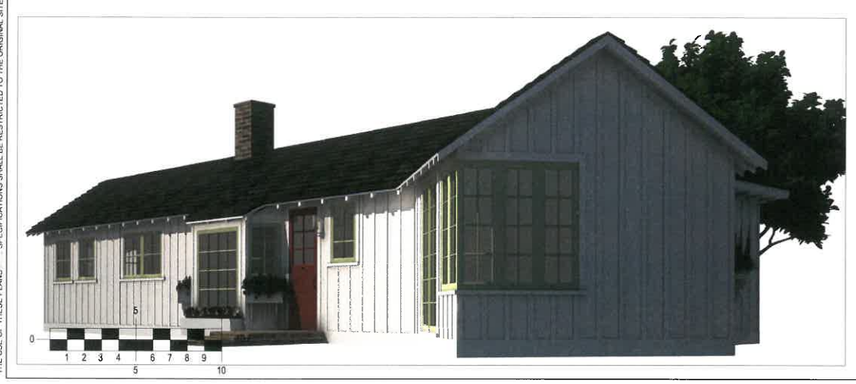
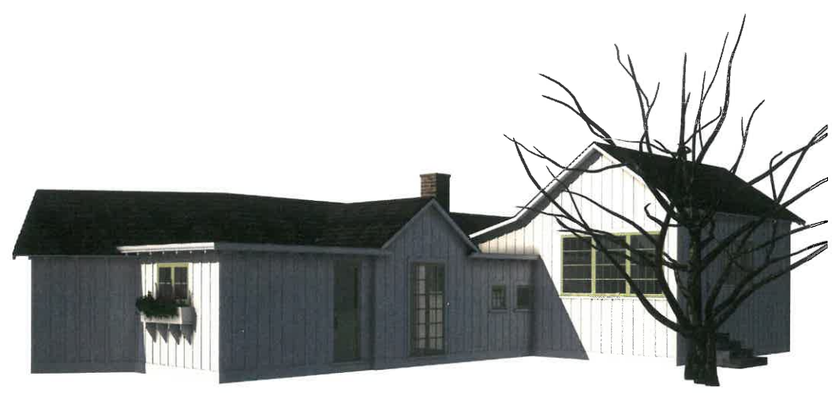
EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION





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NOT FOR CONSTRUCTION

EXISTING ELEVATION 1&2

SCALE 1/4" = 1'0"

SHEET NUMBER A-005 OF 000 SHEET No. 000

MANUEL A. GUERRERO
ARCHITECT

Designer Vo.Bo.
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E-mail: manuelguerrearq@gmail.com
www.manuelarq.com

SAADATI GARDEN COTTAGE
2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

SYMBOLS LEGEND 1

ELEVATIONS
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN

SECTIONS
SECTION IDENTIFICATION

GRID LINE
TOP TO BOTTOM LETTERS
LEFT TO RIGHT NUMBERS

DETAILS
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN

INDICATES NEW WALL - CONCRETE
INDICATES NEW WALL - 2x FRAMING
INDICATES WATER & FLASHING DUCT
INDICATES MECHANICAL DUCT
110 VOLT W/BATTERY BACK-UP SMOKE DETECTOR
GAS

WINDOW or DOOR or FURNITURE TYPE
DOOR NUMBER
WINDOW NUMBER
SLIDEDOOR NUMBER
SKYLIGHT NUMBER
FIXED SHELVING

GENERAL NOTES 2

1. GENERAL DIMENSIONING GUIDELINE:
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4. ROOF AND WALL FRAMING AND FOUNDATION SHOWN IN ARCHITECTURAL PLANS ARE DIAGRAMMATIC. SEE STRUCTURAL PLANS FOR FRAMIG MEMBER SIZE WITH INTERMEDIATE SUPPORTS AND FOOTINGS.

GENERAL PLANS

Drawing Title:
Existing Elevation 1 & 2

Scale: 1/4" = 1'0"	Acad File: NOV-15-2015-MONTEVERDE.DWG
Date: JULY 4, 2015	Job Number: 2015-05

Revisions
V1 07/04/15 ORIGINAL VERSION

SHEET NUMBER A-005 SHEET No. 000 OF 209 000

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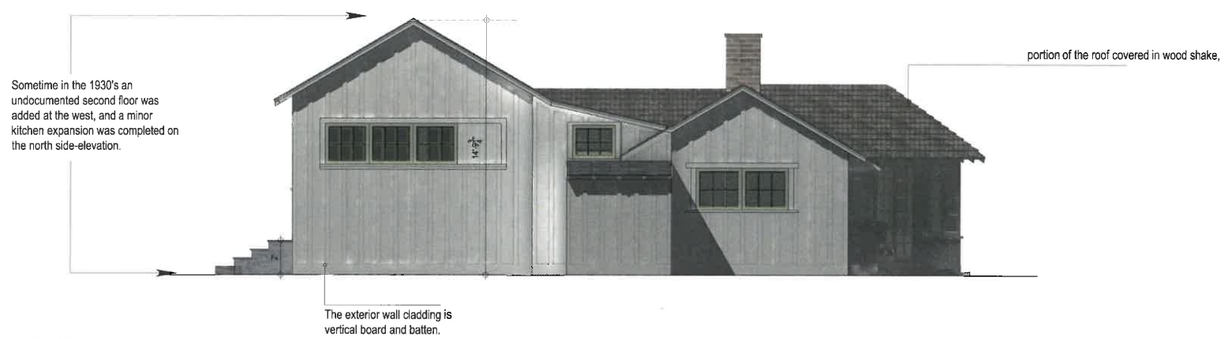
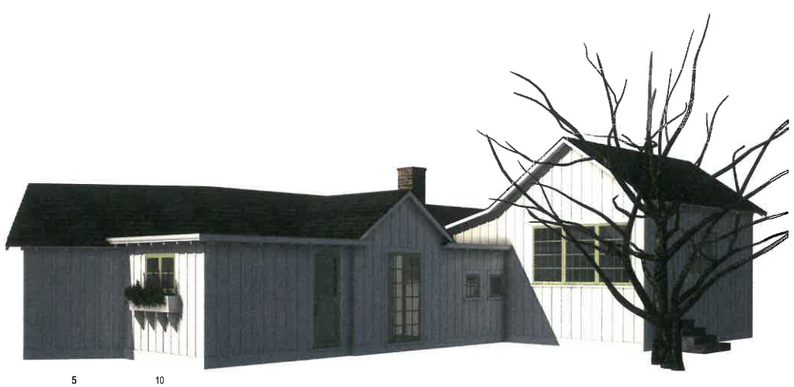
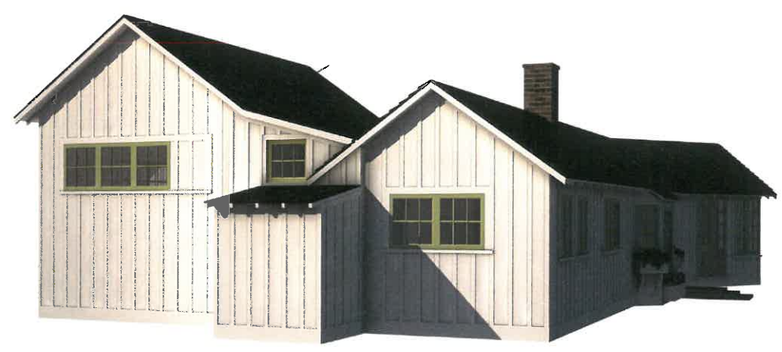
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION





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NOT FOR CONSTRUCTION

EXISTING ELEVATION 3 & 4

SCALE 1/4" = 1'0"

SHEET NUMBER A-006 SHEET No. 000 OF 000

MANUEL A. GUERRERO
ARCHITECT

Designer Vo.Bo.
342 Larkin St.
Monterey, CA 93940
E-mail: manuelguerreroarq@gmail.com
T: 831-884-6032
www.manuelarq.com

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2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

SYMBOLS LEGEND 1

ELEVATIONS
A / A206 — ELEVATION IDENTIFICATION / SHEET WHERE ELEVATION IS DRAWN

SECTIONS
A — SECTION IDENTIFICATION
A — GRID LINE: TOP TO BOTTOM LETTERS; LEFT TO RIGHT NUMBERS

DETAILS
A / D-001 — DETAIL IDENTIFICATION / SHEET WHERE DETAL IS DRAWN

INDICATES NEW WALL - CONCRETE
INDICATES NEW WALL - 2x FRAMING

INDICATES WATER & FLASHING DUCT
INDICATES MECHANICAL DUCT
110 VOLT W/BATTERY BACK-UP SMOKE DETECTOR
GAS

WINDOW or DOOR or FURNITURE TYPE
A — DOOR NUMBER
A — WINDOW NUMBER
A — SLIDEDOOR NUMBER
A — SKYLIGHT NUMBER
1 — FIXED SHELVING

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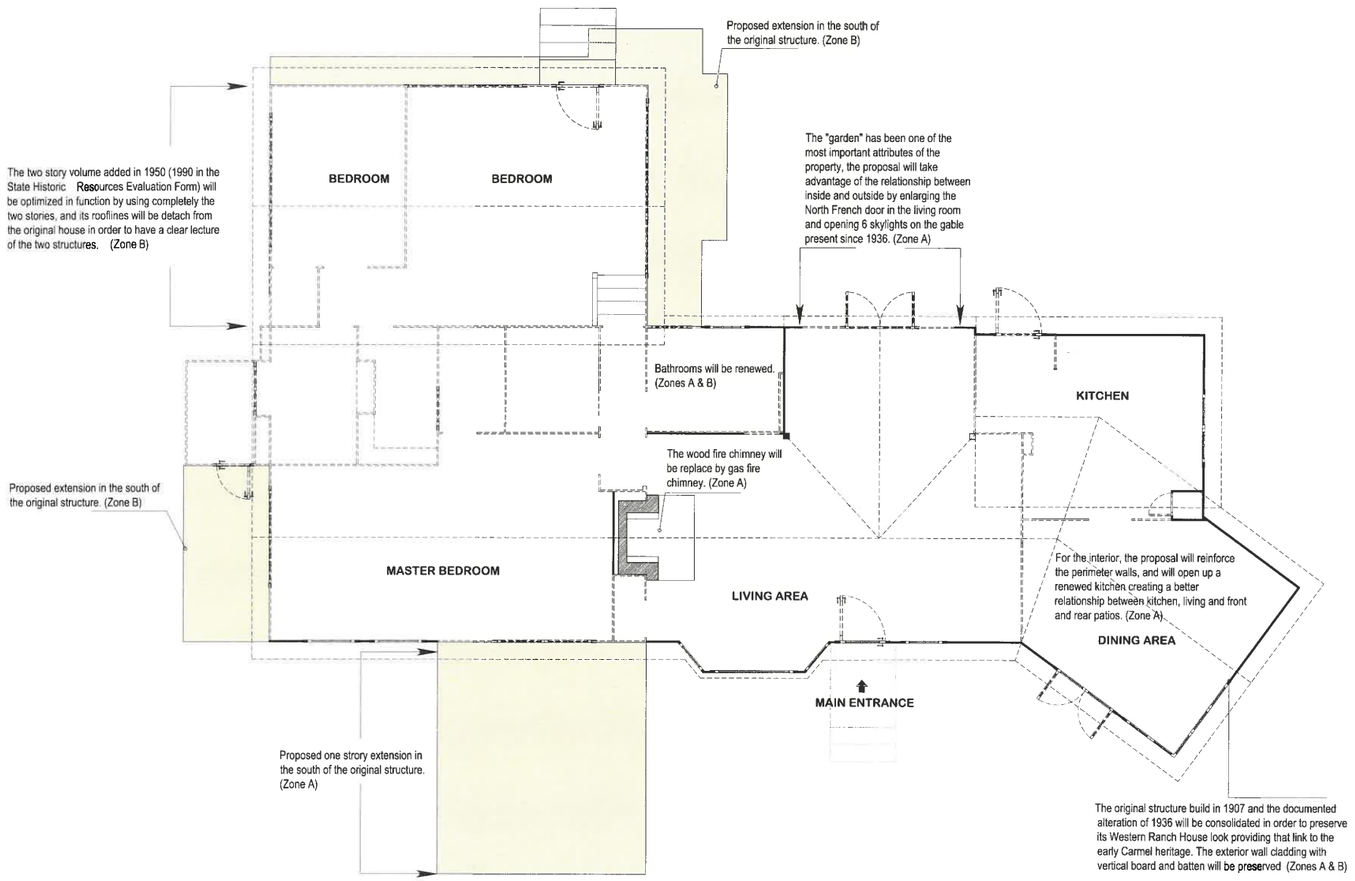
GENERAL PLANS

Drawing Title:
Existing Elevation 3 & 4

Scale: 1/4" = 1'0"	Acad File: NOV-15-2015-MONTEVERDE.DWG
Date: JULY 4, 2015	Job Number: 2015-05

Revisions
V1 07/04/15 INICIAL VERSION

SHEET NUMBER A-006 SHEET No. 000 OF 210 000



The proposed project aim to reinforce the criteria described on the resolution designating the "Garden Cottage" as an Historical resource under the theme of Architectural Development, **CR3** : *"That embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction"*.

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NOT FOR CONSTRUCTION

WALL REMOVAL PLAN

SCALE 1/4" = 1'0"

SHEET NUMBER A-007 SHEET No. 000 OF 000

MANUEL A. GUERRERO
ARCHITECT

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Monterey, CA 93940
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T: 831-884-6032
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2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

SYMBOLS LEGEND 1

ELEVATIONS — ELEVATION IDENTIFICATION; SHEET WHERE ELEVATION IS DRAWN
SECTIONS — SECTION IDENTIFICATION
GRID LINE — TOP TO BOTTOM: LETTERS; LEFT TO RIGHT: NUMBERS
DETAILS — DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS DRAWN
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INDICATES NEW WALL - 2x FRAMING
INDICATES WATER & FLASHING DUCT
INDICATES MECHANICAL DUCT
110 VOLT W/BATTERY BACK-UP SMOKE DETECTOR
GAS
WINDOW or DOOR or FURNITURE TYPE
DOOR NUMBER
WINDOW NUMBER
SLIDEDOOR NUMBER
SKYLIGHT NUMBER
FIXED SHELVING

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GENERAL PLANS

Drawing Title:
Site Demolition / Wall removal Plan

Scale: 1/4" = 1'0"	Acad File: NOV-15-2015-MONTEVERDE.DWG
Date: JULY 4, 2015	Job Number: 2015-05

Revisions
V1 07/04/15 INICIAL VERSION

SHEET NUMBER A-007 SHEET No. 000 OF 211 000

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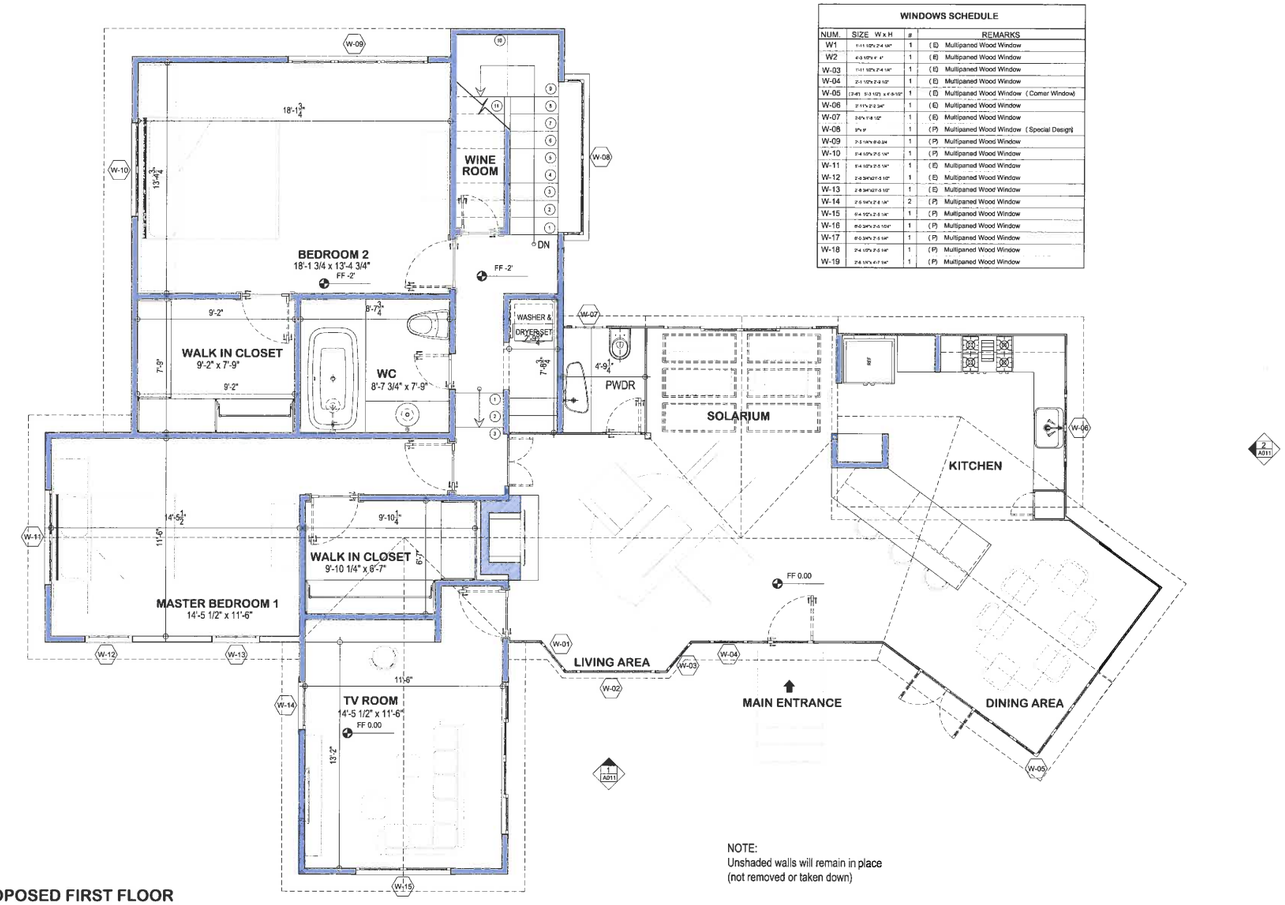
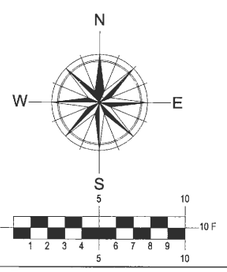


PROPOSED FIRST FLOOR

NOTE:
Unshaded walls will remain in place
(not removed or taken down)

WINDOWS SCHEDULE

NUM.	SIZE W x H	#	REMARKS
W1	[illegible]	1	(E) Multipaned Wood Window
W2	[illegible]	1	(E) Multipaned Wood Window
W-03	[illegible]	1	(E) Multipaned Wood Window
W-04	[illegible]	1	(E) Multipaned Wood Window
W-05	[illegible]	1	(E) Multipaned Wood Window (Corner Window)
W-06	[illegible]	1	(E) Multipaned Wood Window
W-07	[illegible]	1	(E) Multipaned Wood Window
W-08	[illegible]	1	(P) Multipaned Wood Window (Special Design)
W-09	[illegible]	1	(P) Multipaned Wood Window
W-10	[illegible]	1	(P) Multipaned Wood Window
W-11	[illegible]	1	(E) Multipaned Wood Window
W-12	[illegible]	1	(E) Multipaned Wood Window
W-13	[illegible]	1	(E) Multipaned Wood Window
W-14	[illegible]	2	(P) Multipaned Wood Window
W-15	[illegible]	1	(P) Multipaned Wood Window
W-16	[illegible]	1	(P) Multipaned Wood Window
W-17	[illegible]	1	(P) Multipaned Wood Window
W-18	[illegible]	1	(P) Multipaned Wood Window
W-19	[illegible]	1	(P) Multipaned Wood Window



SHEET NOTES 3

The *Secretary of Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: ***Preservation***, ***Rehabilitation***, ***Restoration*** and ***Reconstruction***.
The *Standards* require that the treatment approach be determined first, as different set of standards apply to each approach. For the Garden Cottage, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

"In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment of Preservation; however, an assumption is made prior to work that existing historic fabric has become damage or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the ***Standards for Rehabilitation and Guidelines for Rehabilitation*** *to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use trough alterations and additions."*

The ten standards for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive material, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive material or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriated, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
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9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
   New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property its environment would be unimpaired.

Historic Integrity
National Register Bulletin 15: How to apply the National Register Criteria for Evaluation defines **Historic Integrity** as "the ability of a property to convey its significance." Historic properties either retain their integrity or the do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity:

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- **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** The physical environment of a historic property.
- **Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historical property.
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may be subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance.

NOT FOR CONSTRUCTION
PROPOSED FIRST FLOOR

SCALE 1/4" = 1'0"

SHEET NUMBER A-008 OF 000 SHEET No. 000

MANUEL A. GUERRERO
ARCHITECT

Designer Vo.Bo.
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Monterey, CA 93940 T: 831-884-9032
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SAADATI GARDEN COTTAGE
2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

SYMBOLS LEGEND 1

ELEVATIONS
A / A-006 — ELEVATION IDENTIFICATION; SHEET WHERE ELEVATION IS DRAWN

SECTIONS
1 / A — SECTION IDENTIFICATION; (A) GRID LINE — TOP TO BOTTOM LETTERS; LEFT TO RIGHT NUMBERS

DETAILS
A / D-001 — DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS DRAWN

INDICATES NEW WALL - CONCRETE
INDICATES NEW WALL - 2x FRAMING
INDICATES WATER & FLASHING DUCT
INDICATES MECHANICAL DUCT
110 VOLT W/BATTERY BACK-UP SMOKE DETECTOR
GAS

WINDOW or DOOR or FURNITURE TYPE
A — DOOR NUMBER
A — WINDOW NUMBER
A — SLIDEDOOR NUMBER
A — SKYLIGHT NUMBER
1 — FIXED SHELVING

GENERAL NOTES 2

1. GENERAL DIMENSIONING GUIDELINE:
   A. DIMENSIONS AT INTERIOR WALLS ARE GIVEN TO FACE OF STUDS, FACE OF STUDS (FOS), OR FACE OF FINISH (FOF) UNLESS OTHERWISE NOTED.
   B. WINDOWS UNITS ARE DIMENSIONED IN WINDOW TYPES, AND CODED ON PLANS.
   C. DOOR SIZES ARE DIMENSIONED IN THE DOOR SCHEDULE AND CODED ON PLANS.
2. ALL FINISH ELEVATIONS REFERENCES FINISH SURFACES.
3. SLOPE ALL EXTERIOR PAVET/FINISH SURFECES AWAY FROM BUILDING.
4. ROOF AND WALL FRAMING AND FOUNDATION SHOWN IN ARCHITECTURAL PLANS ARE DIAGRAMMATIC. SEE STRUCTURAL PLANS FOR FRAMIG MEMBER SIZE WITH INTERMEDIATE SUPPORTS AND FOOTINGS.

GENERAL PLANS

Drawing Title:
Proposed First Floor

Scale: 1/4" = 1'0"
Acad File: NOV-16-2015-MONTEVERDE.DWG
Date: JULY 4, 2015
Job Number: 2015-05
Revisions
V1-07/04/15 INICIAL VERSION

SHEET NUMBER A-008
SHEET No. 000 OF 212 000

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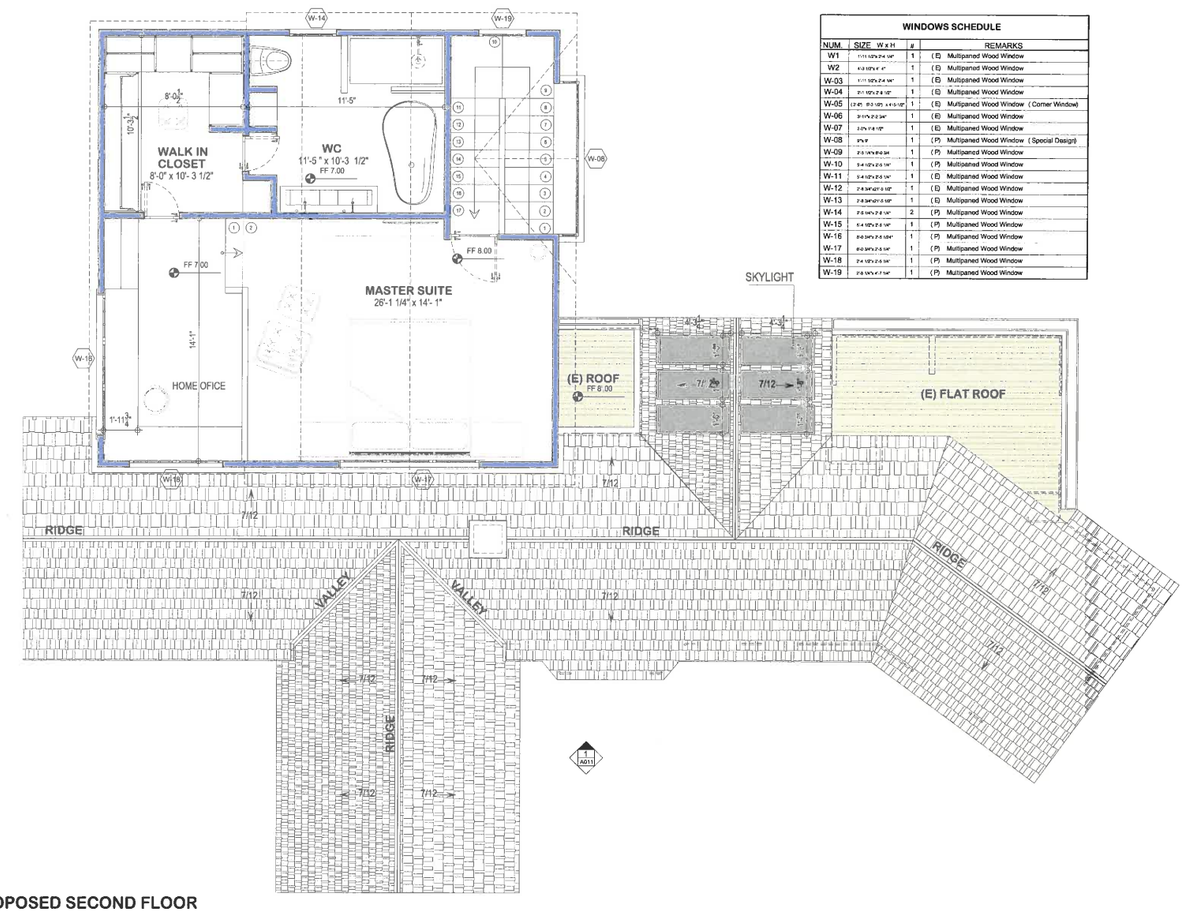
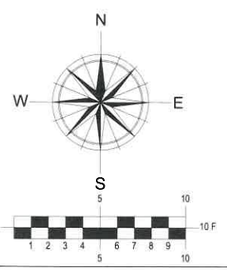


PROPOSED SECOND FLOOR

WINDOWS SCHEDULE

NUM.	SIZE W x H	#	REMARKS
W1	[illegible]	1	(E) Multipaned Wood Window
W2	[illegible]	1	(E) Multipaned Wood Window
W-03	[illegible]	1	(E) Multipaned Wood Window
W-04	[illegible]	1	(E) Multipaned Wood Window
W-05	[illegible]	1	(E) Multipaned Wood Window (Corner Window)
W-06	[illegible]	1	(E) Multipaned Wood Window
W-07	[illegible]	1	(E) Multipaned Wood Window
W-08	[illegible]	1	(P) Multipaned Wood Window (Special Design)
W-09	[illegible]	1	(P) Multipaned Wood Window
W-10	[illegible]	1	(P) Multipaned Wood Window
W-11	[illegible]	1	(E) Multipaned Wood Window
W-12	[illegible]	1	(E) Multipaned Wood Window
W-13	[illegible]	1	(E) Multipaned Wood Window
W-14	[illegible]	2	(P) Multipaned Wood Window
W-15	[illegible]	1	(P) Multipaned Wood Window
W-16	[illegible]	1	(P) Multipaned Wood Window
W-17	[illegible]	1	(P) Multipaned Wood Window
W-18	[illegible]	1	(P) Multipaned Wood Window
W-19	[illegible]	1	(P) Multipaned Wood Window



SHEET NOTES | 3

The *Secretary of Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: ***Preservation***, ***Rehabilitation***, ***Restoration*** and ***Reconstruction***.
The *Standards* require that the treatment approach be determined first, as different set of standards apply to each approach. For the Garden Cottage, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

"In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment of Preservation; however, an assumption is made prior to work that existing historic fabric has become damage or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the ***Standards for Rehabilitation and Guidelines for Rehabilitation*** *to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use trough alterations and additions."*

The ten standards for rehabilitation are:

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National Register Bulletin 15 notes that evaluating historic integrity may be subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance.

NOT FOR CONSTRUCTION
PROPOSED SECOND FLOOR

SCALE 1/4" = 1'0"

SHEET NUMBER A-009 SHEET No. 000 OF 000

MANUEL A. GUERRERO ARCHITECT

Designer Vo.Bo.
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Monterey, CA 93940
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E-mail: manuelguerreroarq@gmail.com
www.manuelarq.com

SAADATI GARDEN COTTAGE
2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

SYMBOLS LEGEND | 1

ELEVATIONS
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN

SECTIONS
SECTION IDENTIFICATION

GRID LINE
TOP TO BOTTOM LETTERS
LEFT TO RIGHT NUMBERS

DETAILS
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN

INDICATES NEW WALL - CONCRETE
INDICATES NEW WALL - 2x FRAMING

INDICATES WATER & FLASHING DUCT
INDICATES MECHANICAL DUCT
110 VOLT W/BATTERY BACK-UP SMOKE DETECTOR
GAS

WINDOW or DOOR or FURNITURE TYPE
DOOR NUMBER
WINDOW NUMBER
SLIDEDOOR NUMBER
SKYLIGHT NUMBER
FIXED SHELVING

GENERAL NOTES | 2

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   A. DIMENSIONS AT INTERIOR WALLS ARE GIVEN TO CENTERLINE of STUDS, FACE of STUDS (F/S/S) , OR FACE of FINISH (F/O/F) , UNLESS OTHERWISE NOTED
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GENERAL PLANS

Drawing Title:
Proposed Second Floor

Scale: 1/4" = 1'0"
Acad File: NOV-19-2015-MONTEVERDE.DWG
Date: JULY 4, 2015
Job Number: 2015-05

Revisions
V1 07/04/15 INICIAL VERSION

SHEET NUMBER A-009
SHEET No. 000 OF 213 000

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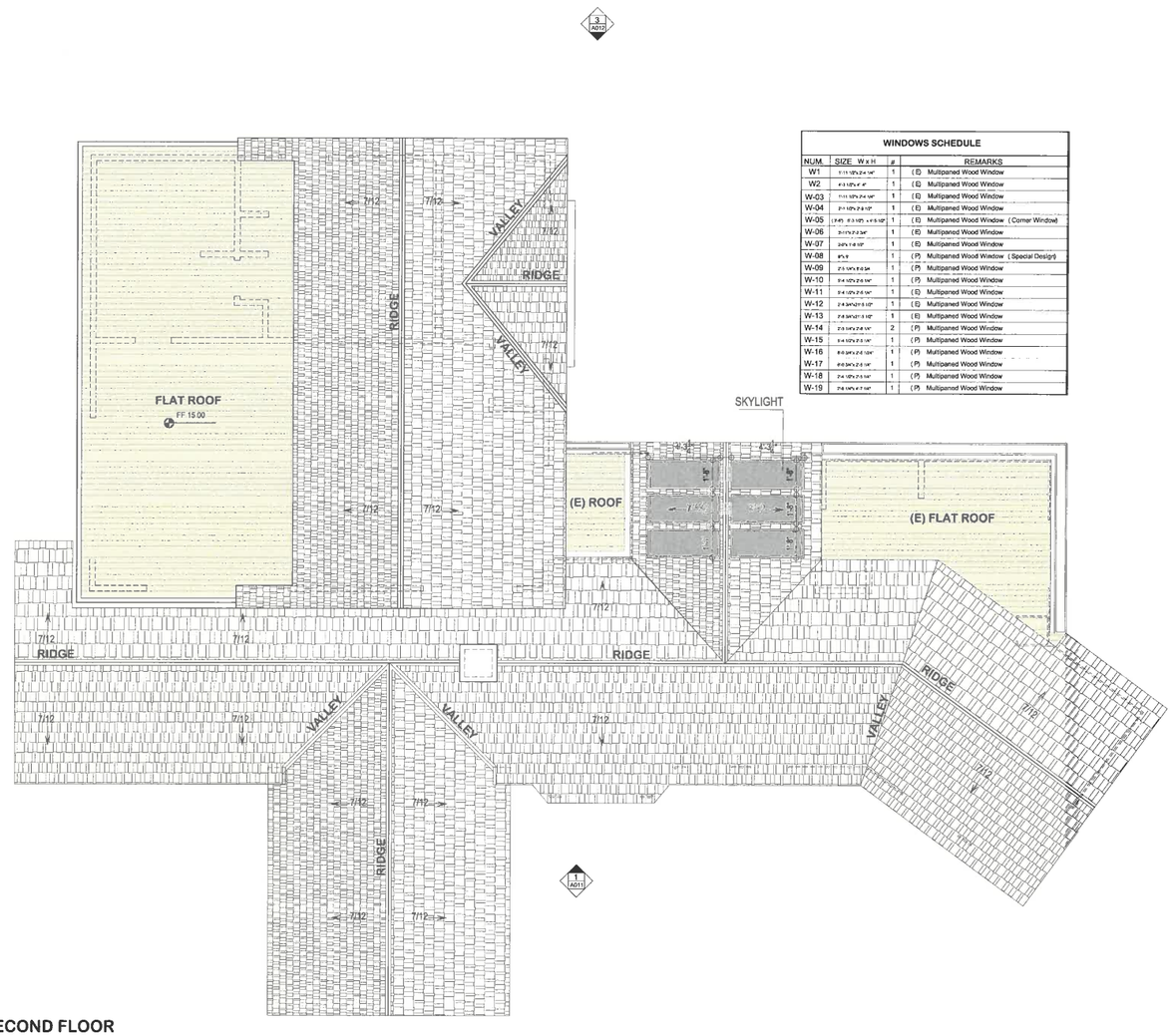

PROPOSED SECOND FLOOR

WINDOWS SCHEDULE			
NUM.	SIZE W x H	#	REMARKS
W1	[illegible]	1	(E) Multipaned Wood Window
W2	[illegible]	1	(E) Multipaned Wood Window
W-03	[illegible]	1	(E) Multipaned Wood Window
W-04	[illegible]	1	(E) Multipaned Wood Window
W-05	[illegible]	1	(E) Multipaned Wood Window (Corner Window)
W-06	[illegible]	1	(E) Multipaned Wood Window
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W-08	[illegible]	1	(P) Multipaned Wood Window (Special Design)
W-09	[illegible]	1	(P) Multipaned Wood Window
W-10	[illegible]	1	(P) Multipaned Wood Window
W-11	[illegible]	1	(E) Multipaned Wood Window
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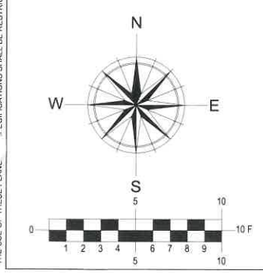
W-18	[illegible]	1	(P) Multipaned Wood Window
W-19	[illegible]	1	(P) Multipaned Wood Window



SHEET NOTES 3

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NOT FOR CONSTRUCTION
PROPOSED ROOF PLAN

SCALE 1/4" = 1'0"

SHEET NUMBER A-010 SHEET No. 000 OF 000

MANUEL A. GUERRERO ARCHITECT

Designer Vo.Bo.
342 Larkin St.
Monterey, CA 93940
T: 831-884-6032
E-mail: manuelguerreroarq@gmail.com
www.manuelarq.com

SAADATI GARDEN COTTAGE
2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

SYMBOLS LEGEND 1

ELEVATIONS
A A206 — ELEVATION IDENTIFICATION / SHEET WHERE ELEVATION IS DRAWN

SECTIONS
A — SECTION IDENTIFICATION

GRID LINE
A — TOP TO BOTTOM LETTERS
A — LEFT TO RIGHT NUMBERS

DETAILS
A D-001 — DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS DRAWN

INDICATES NEW WALL - CONCRETE
INDICATES NEW WALL - 2x FRAMING
INDICATES WATER & FLASHING DUCT
INDICATES MECHANICAL DUCT
110 VOLT W/BATTERY BACK-UP SMOKE DETECTOR
GAS

WINDOW or DOOR or FURNITURE TYPE
A — DOOR NUMBER
A — WINDOW NUMBER
A — SLIDEDOOR NUMBER
A — SKYLIGHT NUMBER
1 — FIXED SHELVING

GENERAL NOTES 2

1. GENERAL DIMENSIONING GUIDELINE:
   A. DIMENSIONS AT INTERIOR WALLS ARE GIVEN TO CENTERLINE of STUDS, FACE of STUDS (FOS), OR FACE of FINISH (FOF), UNLESS OTHERWISE NOTED
   B. WINDOWS UNITS ARE DIMENSIONED IN WINDOW TYPES, AND CODED ON PLANS.
   C. DOOR SIZES ARE DIMENSIONED IN THE DOOR SCHEDULE AND CODED ON PLANS.
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3. SLOPE ALL EXTERIOR PAVET/FINISH SURFECES AWAY FROM BUILDING.
4. ROOF AND WALL FRAMING AND FOUNDATION SHOWN IN ARCHITECTURAL PLANS ARE DIAGRAMMATIC. SEE STRUCTURAL PLANS FOR FRAMIG MEMBER SIZE WITH INTERMEDIATE SUPPORTS AND FOOTINGS.

GENERAL PLANS

Drawing Title:
Proposed Roof Plan

Scale: 1/4" = 1'0"
Acad File: NOV-15-2015-MONTEVERDE.DWG
Date: JULY 4, 2015
Job Number: 2015-05
Revisions
V1 07/04/15 INICIAL VERSION

SHEET NUMBER A-010
SHEET No. 000 OF 214 000

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The two story volume added in 1950 (1990 in the State Historic Resources Evaluation Form) will be optimized in function by using completely the two stories, and its rooflines will be detach from the original house in order to have a clear lecture of the two structures. (Zone B)

Proposed extension in the south of the original structure. (Zone B)

Proposed one strory extension in the south of the original structure. (Zone A)

The original structure build in 1907 and the documented alteration of 1936 will be consolidated in order to preserve its Western Ranch House look providing that link to the early Carmel heritage. The exterior wall cladding with vertical board and batten will be preserved (Zones A & B)

PROPOSED SOUTH ELEVATION

WINDOWS SCHEDULE			
NUM.	SIZE W x H	#	REMARKS
W1	1'-11 1/2"x 2'-4 1/4"	1	(E) Multipaned Wood Window
W2	4'-3 1/2"x 4' 4"	1	(E) Multipaned Wood Window
W-03	1'-11 1/2"x 2'-4 1/4"	1	(E) Multipaned Wood Window
W-04	2'-1 1/2"x 2'-8 1/2"	1	(E) Multipaned Wood Window
W-05	(3'-6") 5'-3 1/2") x 4'-6-1/2"	1	(E) Multipaned Wood Window (Corner Window)
W-06	3'-11"x 2'-2 3/4"	1	(E) Multipaned Wood Window
W-07	2-0"x 1'-8 1/2"	1	(E) Multipaned Wood Window
W-08	9"x 9'	1	(P) Multipaned Wood Window (Special Design)
W-09	2'-5 1/4"x 6'-0 3/4	1	(P) Multipaned Wood Window
W-10	5'-4 1/2"x 2'-5 1/4"	1	(P) Multipaned Wood Window
W-11	5'-4 1/2"x 2'-5 1/4"	1	(E) Multipaned Wood Window
W-12	2'-8 3/4"x21'-5 1/2"	1	(E) Multipaned Wood Window
W-13	2'-8 3/4"x21'-5 1/2"	1	(E) Multipaned Wood Window
W-14	2'-5 1/4"x 2'-8 1/4"	2	(P) Multipaned Wood Window
W-15	5'-4 1/2"x 2'-5 1/4"	1	(P) Multipaned Wood Window
W-16	6'-0 3/4"x 2'-5 1/24"	1	(P) Multipaned Wood Window
W-17	6'-0 3/4"x 2'-5 1/4"	1	(P) Multipaned Wood Window
W-18	2'-4 1/2"x 2'-5 1/4"	1	(P) Multipaned Wood Window
W-19	2'-8 1/4"x 4'-7 1/4"	1	(P) Multipaned Wood Window

The original structure build in 1907 and the documented alteration of 1936 will be consolidated in order to preserve its Western Ranch House look providing that link to the early Carmel heritage. The exterior wall cladding with vertical board and batten will be preserved (Zones A & B)

The two story volume added in 1950 (1990 in the State Historic Resources Evaluation Form) will be optimized in function by using completely the two stories, and its rooflines will be detach from the original house in order to have a clear lecture of the two structures. (Zone B)

PROPOSED EAST ELEVATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
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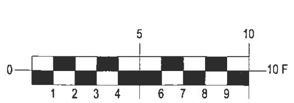

SHEET NOTES 3

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7. Chemical or physical treatments, if appropriated, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property its environment would be unimpaired.

Historic Integrity
National Register Bulletin 15: How to apply the National Register Criteria for Evaluation defines **Historic Integrity** as "the ability of a property to convey its significance." Historic properties either retain their integrity or the do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity:

- **Location:** the place where the historic property was constructed or the place where the historic event occurred.
- **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** The physical environment of a historic property.
- **Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historical property.
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may be subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance.

NOT FOR CONSTRUCTION
PROPOSED ELEVATIONS 1 & 2

SCALE 1/4" = 1'0"

000 OF
000 SHEET No.
A-011 SHEET NUMBER

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A R C H I T E C T

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SAADATI GARDEN COTTAGE
2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
Mrs. Sheriene Saadati

Owner. Vo.Bo.

SYMBOLS LEGEND 1

ELEVATIONS
A / A006 — ELEVATION IDENTIFICATION / SHEET WHERE ELEVATION IS DRAWN

SECTIONS
A — SECTION IDENTIFICATION

GRID LINE
TOP TO BOTTOM: LETTERS
LEFT TO RIGHT: NUMBERS

DETAILS
A / D-001 — DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS DRAWN

INDICATES NEW WALL - CONCRETE
INDICATES NEW WALL - 2x FRAMING

INDICATES WATER & FLASHING DUCT
INDICATES MECHANICAL DUCT
110 VOLT W/BATTERY BACK-UP SMOKE DETECTOR
GAS

WINDOW or DOOR or FURNITURE TYPE
A DOOR NUMBER
A WINDOW NUMBER
A SLIDEDOOR NUMBER
A SKYLIGHT NUMBER
1 FIXED SHELVING

GENERAL NOTES 2

1. GENERAL DIMENSIONING GUIDELINE:
   A. DIMENSIONS AT INTERIOR WALLS ARE GIVEN TO CENTERLINE of STUDS, FACE of STUDS (FOS), OR FACE of FINISH (FOF), UNLESS OTHERWISE NOTED
   B. WINDOWS UNITS ARE DIMENSIONED IN WINDOW TYPES, AND CODED ON PLANS.
   C. DOOR SIZES ARE DIMENSIONED IN THE DOOR SCHEDULE AND CODED ON PLANS.
2. ALL FINISH ELEVATIONS REFERENCES FINISH SURFACES.
3. SLOPE ALL EXTERIOR PAVET/FINISH SURFECES AWAY FROM BUILDING.
4. ROOF AND WALL FRAMING AND FOUNDATION SHOWN IN ARCHITECTURAL PLANS ARE DIAGRAMMATIC. SEE STRUCTURAL PLANS FOR FRAMIG MEMBER SIZE WITH INTERMEDIATE SUPPORTS AND FOOTINGS.

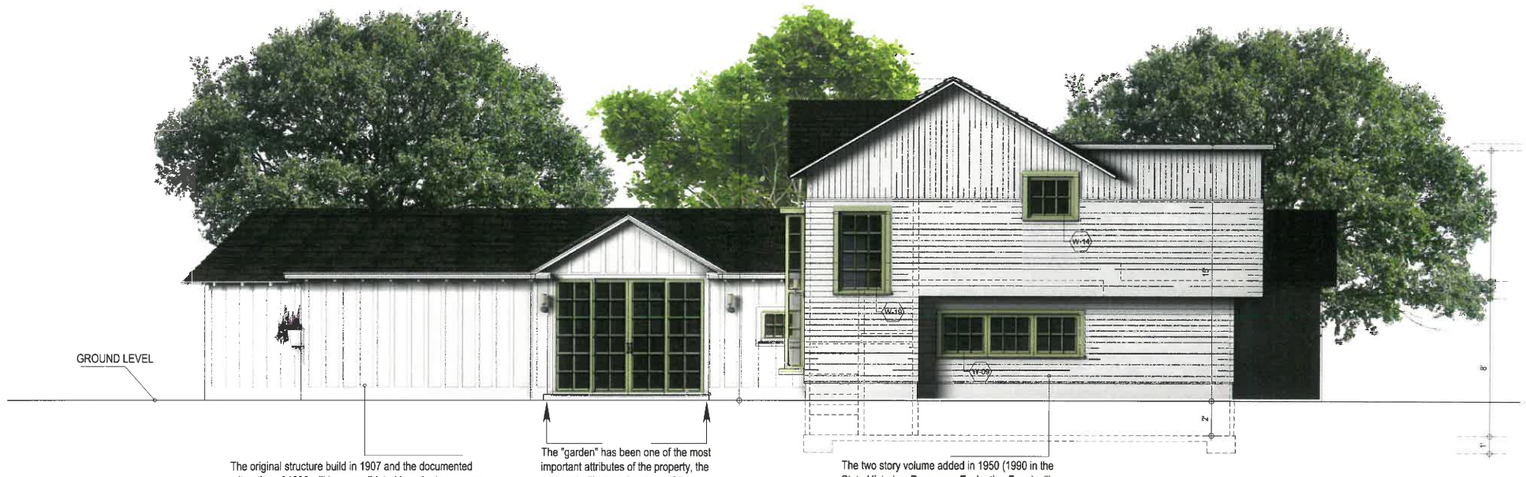
GENERAL PLANS

Drawing Title:
Proposed Elevations 1 & 2

Scale: 1/4" = 1'0"	Acad File: NOV-15-2015-MONTEVERDE.DWG
Date: JULY 4, 2015	Job Number: 2015-05

Revisions
V1-07/04/15 | INICIAL VERSION

SHEET NUMBER A-011
SHEET No. 000
OF 215 000



The original structure build in 1907 and the documented alteration of 1936 will be consolidated in order to preserve its Western Ranch House look providing that link to the early Carmel heritage. The exterior wall cladding with vertical board and batten will be preserved (Zones A & B)

The "garden" has been one of the most important attributes of the property, the proposal will take advantage of the relationship between inside and outside by enlarging the North French door in the living room and opening 6 skylights on the gable present since 1936. (Zone A)

The two story volume added in 1950 (1990 in the State Historic Resources Evaluation Form) will be optimized in function by using completely the two stories, and its rooflines will be detach from the original house in order to have a clear lecture of the two structures. (Zone B)

PORPOSED NORTH ELEVATION

WINDOWS SCHEDULE

NUM.	SIZE W x H	#	REMARKS
W1	[illegible]	1	(E) Multipaned Wood Window
W2	[illegible]	1	(E) Multipaned Wood Window
W-03	[illegible]	1	(E) Multipaned Wood Window
W-04	[illegible]	1	(E) Multipaned Wood Window
W-05	[illegible]	1	(E) Multipaned Wood Window (Corner Window)
W-06	[illegible]	1	(E) Multipaned Wood Window
W-07	[illegible]	1	(E) Multipaned Wood Window
W-08	[illegible]	1	(P) Multipaned Wood Window (Special Design)
W-09	[illegible]	1	(P) Multipaned Wood Window
W-10	[illegible]	1	(P) Multipaned Wood Window
W-11	[illegible]	1	(E) Multipaned Wood Window
W-12	[illegible]	1	(E) Multipaned Wood Window
W-13	[illegible]	1	(E) Multipaned Wood Window
W-14	[illegible]	2	(P) Multipaned Wood Window
W-15	[illegible]	1	(P) Multipaned Wood Window
W-16	[illegible]	1	(P) Multipaned Wood Window
W-17	[illegible]	1	(P) Multipaned Wood Window
W-18	[illegible]	1	(P) Multipaned Wood Window
W-19	[illegible]	1	(P) Multipaned Wood Window

The two story volume added in 1950 (1990 in the State Historic Resources Evaluation Form) will be optimized in function by using completely the two stories, and its rooflines will be detach from the original house in order to have a clear lecture of the two structures. (Zone B)

Proposed one strory extension in the south of the original structure. (Zone A)

PROPOSED WEST ELEVATION

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property its environment would be unimpaired.

SHEET NOTES 3

The *Secretary of Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: ***Preservation***, ***Rehabilitation***, ***Restoration*** and ***Reconstruction***.
The *Standards* require that the treatment approach be determined first, as different set of standards apply to each approach. For the Garden Cottage, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

"In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment of Preservation; however, an assumption is made prior to work that existing historic fabric has become damage or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the ***Standards for Rehabilitation and Guidelines for Rehabilitation*** *to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use trough alterations and additions."*

The ten standards for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive material, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive material or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriated, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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NOT FOR CONSTRUCTION
PROPOSED ELEVATIONS 3 & 4

SCALE 1/4" = 1'0"

SHEET NUMBER A-012 SHEET No. 000 OF 000

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Owners:
Mr. Shahin Sharifzadeh &
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Owner. Vo.Bo.

SYMBOLS LEGEND 1

ELEVATIONS — ELEVATION IDENTIFICATION, SHEET WHERE ELEVATION IS DRAWN
SECTIONS — SECTION IDENTIFICATION
GRID LINE — TOP TO BOTTOM LETTERS; LEFT TO RIGHT NUMBERS
DETAILS — DETAIL IDENTIFICATION, SHEET WHERE DETAIL IS DRAWN
INDICATES NEW WALL - CONCRETE
INDICATES NEW WALL - 2x FRAMING
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110 VOLT W/BATTERY BACK-UP SMOKE DETECTOR
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WINDOW or DOOR or FURNITURE TYPE
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GENERAL PLANS

Drawing Title:
Proposed Elevations 3 & 4

Scale: 1/4" = 1'0"	Acad File: NOV-15-2015-MONTEVERDE.DWG
Date: JULY 4, 2015	Job Number: 2015-05

Revisions
V1 07/04/15 INICIAL VERSION

SHEET NUMBER A-012 SHEET No. 000 OF 216 000

THE USE OF THESE PLANS, SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED.

SAADATI GARDEN COTTAGE
2 SW of 13th, West Side, Monte Verde - Carmel, CA

Owners:
Mr. Shahin Sharifzadeh &
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PROJECT IMAGES
INTERIOR DESIGN CONCEPT

MANUEL A.
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03

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The proposed project aim to reinforce the criteria described on the resolution designating the "Garden Cottage" as an Historical resource under the theme of Architectural Development, **CR3** : "*That embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction*".

According to the historic evolution of the property, there are two zones with different levels of intervention:

- The original structure build in 1907 and the documented alteration of 1936 will be consolidated in order to preserve its Western Ranch House look providing that link to the early Carmel heritage. The exterior wall cladding with vertical board and batten will be preserved (Zones A & B)
- The two story volume added in 1950 (1990 in the State Historic Resources Evaluation Form) will be optimized in function by using completely the two stories, and its rooflines will be detach from the original house in order to have a clear lecture of the two structures. (Zone B)
- The "garden" has been one of the most important attributes of the property, the proposal will take advantage of the relationship between inside and outside by enlarging the North French door in the living room and opening 6 skylights on the gable present since 1936. (Zone A)
- For the interior, the proposal will reinforce the perimeter walls, and will open up a renewed kitchen creating a better relationship between kitchen, living and front and rear patios. (Zone A)
- The wood fire chimney will be replace by gas fire chimney. (Zone A)
- Bathrooms will be renewed. (Zones A & B)

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of Concept Design Study (DS 16-068) for the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:

Accept the Concept Design Study (DS 16-068) subject to the attached findings and recommendations/draft conditions.

Application:	DS 16-068	**APN:**	010-052-015
Block:	103	**Lot**:	24
Location:	Vizcaino Street, 10 SW of Mountain View		
Applicant:	Alan Lehman	**Property Owner:**	OSBT Investments

Background and Project Description:

The project site is located on Vizcaino Street, ten parcels southwest of Mountain View. The property is 4,000 square feet in size and the site is currently developed with a 2,545-square foot single family residence situated across multiple lots of record (block: 103, lots: 24, 26, and 28). The applicant is proposing to demolish the existing residence and construct a new 1,800-square foot, one-story house with a detached garage on lot 24 only. A separate application was submitted for a new residence on lots #26 and #28 (8,000-square foot lot), which is being reviewed as a separate project at the April 13, 2016 Planning Commission meeting (Design Study 16-069). The applicant has acquired additional water credits from the Malpaso Water Company which has allowed for the construction of two homes upon three lots of record.

The applicant has submitted plans to build a new 1,800-square foot, one-story residence, consisting of the following project components: 1) a 200-square foot, attached garage on the front elevation, 2) siding materials including stone veneer on the garage and concrete stucco siding on the main residence, 3) three cantilevered windows with board and batten wood siding, 4) all wood windows and doors, 5) asphalt composition shingle roofing, 6) a chimney with stucco siding, 6) all new site coverage including a driveway, a stone entryway and a stone patio, and 7) all new wood fencing around the property.

Staff has scheduled this application for conceptual review. The primary purpose of this meeting is to review and consider the site planning, privacy and views, mass and scale related to the project. However, the Commission may provide input on other aspects of the design.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 sf (45%)	1,171 sf	1,800 sf (45%)
Site Coverage	516 sf	1,840 sf**	516 sf
Trees	3 Upper /1 Lower (recommended)		
Ridge Height (1st/2nd)	18 ft/24 ft	Max. 1st floor: 15 ft	Max. 1st floor: 16 ft 2 in
Plate Height (1st/2nd)	12 ft/18 ft	Max. 1st floor: 8 ft 6 in	Max. 1st floor: 8 ft
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft	30 ft	16 ft
Composite Side Yard	10 ft (25%)	n/a	Min: 13 ft 4 in
Minimum Side Yard	3 ft	North Side: 6 ft South Side: 0	Min. North Side: 4 ft 7 in Min. South Side: 4 ft 4 in
Rear	15 ft	12 ft	Min: 3 ft*
*Rear setback is 3-feet for portions under 15 feet in height **Existing site coverage was calculated for all 3 lots combined (lot 24, 26, & 28)			

Staff analysis:

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage maintaining "*a forested image on the site*" and for new construction to be at least six feet from significant trees.

The entire site (lots 24, 26, and 28) contains nine trees, including five significant Monterey Pines and four significant Coast Live Oaks. No trees are proposed to be removed as part of this project. The City Forester has reviewed the plans and did not express any concerns with the proposal. No additional trees are recommended to be planted on the site.

Privacy & Views: Residential Design Guidelines 5.1 through 5.3 state that *"designs should preserve reasonable solar access to neighboring parcels"* and *"maintain privacy of indoor and outdoor spaces in a neighborhood"* and *"maintain view opportunities."*

Staff has not identified any view or privacy impacts that would be created by the addition. The proposed residence would be set approximately 1 foot above the ridge of the existing single-family dwelling, and therefore is not anticipated to create any significant view or privacy impacts to the adjacent neighbors.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.6 encourages a building's mass to relate "*to the context of other homes nearby"* and to "*minimize the mass of a building as seen from the public way or adjacent properties."* Further, these guidelines state that "*a building should relate to a human scale in its basic forms*."

The applicant is proposing to demolish the existing residence to build a new single-family residence. The adjacent property to the north is a single-story residence and the proposed project to the south is a two-story residence, and the neighborhood consists mostly of two-story houses with varied siding styles and materials. In staff's opinion, the size of the proposed residence is compatible with other residences in the surrounding neighborhood and therefore the proposed residence meets the objectives of Residential Design Guidelines 7.1 through 7.6.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.3 state that *"Shallow to moderately pitched roofs are appropriate on one-story buildings. More steeply pitched roof with low plate lines can be used on two-story buildings."* The Guidelines emphasize using "*restraint*" and "*simplicity*" in building forms, which should not be complicated, and roof lines, which should "*avoid complex forms*."

The proposed design includes a one-story residence with an attached garage. The gable roofs all have a pitch of 6:12, with the exception of a flat roof portion at the front of the house. The proposed residence has two open-gable rooflines visible from the street, as well as a cantilevered bay window. Additionally, the applicant is proposing two dormer windows on the side (north) elevation with 6:12 dormer roofs above. In staff's opinion, the roof design is simple and complements the building style and neighborhood context.

Site Coverage: Municipal Code Section 17.10.030.C.2 states that: *"Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less."*

The project site exceeds the allowed site coverage of 516 square feet, and the applicant is proposing to bring the coverage into compliance by reducing the coverage to 516 square feet of coverage. The site coverage will consist of the driveway, front entry, front path and rear patio.

Finish Details: Design Guideline 9.2 states that to: *"Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified"* and that "*Building forms, materials and details that contrast strongly within a single building…are discouraged*."

Finish details are not typically reviewed at the Concept stage; however, the Planning Commission can provide input during the concept review. The proposed finish details include stucco siding on the main residence with wood board and batten siding around the oriel windows, and a stone veneer on the garage. In staff's opinion, the applicant's proposal includes too many types of finish materials and is inconsistent with the above noted guideline. In addition, the use of stone on the garage only adds to the prominence of the garage, in particular because it is located at the center of the residence. A condition has been drafted requiring the applicant to revise the finish materials as directed by the Planning Commission.

In addition to this issue, the applicant is also proposing composition-shingle roofing. Staff recommends that the applicant use either natural wood or one of the approved synthetic materials. The Commission should discuss the roofing.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of paving is approximately 7 feet wide at the widest point. Staff did not identify any encroachments within the ROW.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. The project includes the construction of one single-family residence in a residential zone, and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Concept Acceptance
- Attachment C – Draft Recommendations/Conditions
- Attachment D – Project Plans

Attachment A – Site Photographs

Attachment B – Findings for Concept Acceptance

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE (CMC 17.64.8 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and	✓	

complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.		
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	TBD	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.B.1):

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment C – Recommendations/Draft Conditions

DS 16-068 (OSBT)
April 13, 2016
Recommendations/Draft Conditions
Page 1

Recommendations/Draft Conditions		
No.		
1.	The applicant shall revise the finish materials prior to Final Planning Review to be consistent with the Residential Design Guidelines. Specifically, the applicant shall remove the proposal for a composition shingle roof and replace the roofing material with a natural material or an approved synthetic.	

All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

2. FIRE SPRINKLERS ON DEFERRED PERMIT

GENERAL NOTES

1.DO NOT SCALE DRAWINGS.

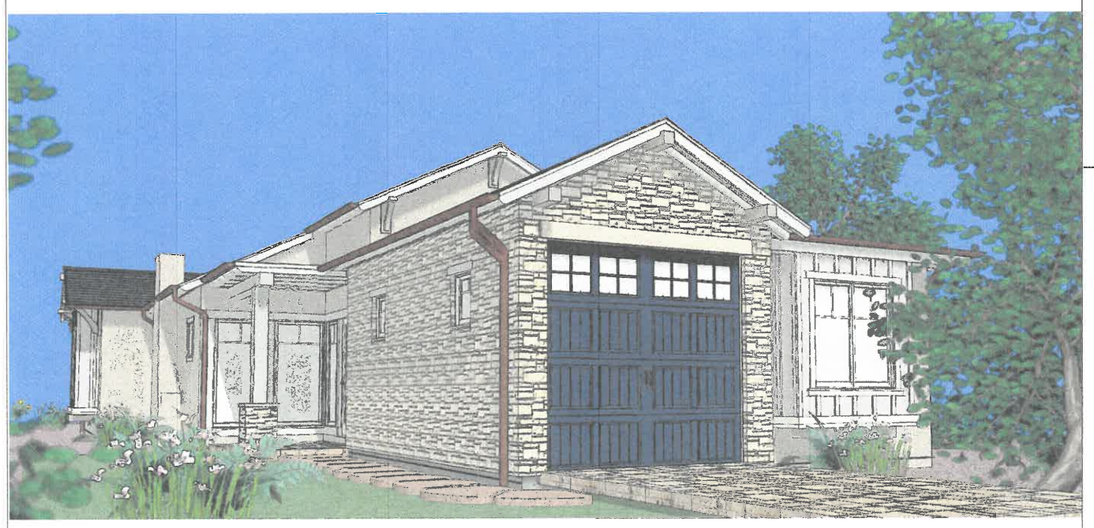
2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTEDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERITY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

REVISION NOTES



PERSPECTIVE VIEW FROM STREET

NO SCALE

PROJECT INFORMATION

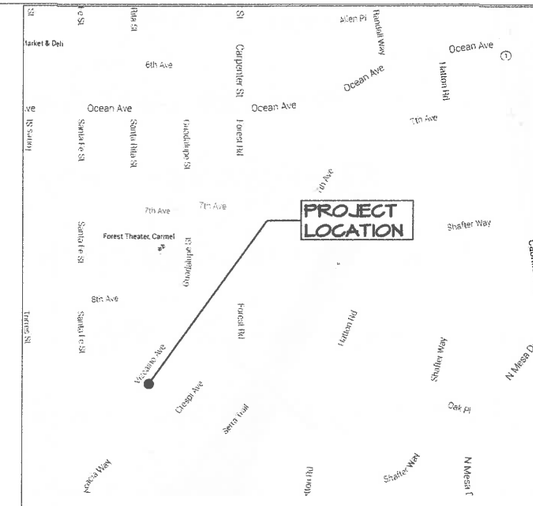
OWNER	OSBT INVESTMENTS
SITE ADRESS	VIZCAINO 10 SW OF MOUNTAIN VIEW, Carmel CA 93921
A P N	APN 010-052-015
LEGAL	CARMEL BY THE SEA ADD 5 LOT 24 BLK 103 NE 1/2 OF LOT 26 BLK 103 SW 1/2 OF LOT 26 ALL OF LOT 28 BLK 103.
LOT/BLOCK	LOT 5, BLK 103
YEAR BUILT	1954
ZONING	R-2
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES, DEFERRED PERMIT
HISTORIC	NO

LOT SIZE	4000 S.F.
EXISTING BUILDING AREA	727 S.F.
EXISTING SHED	64 S.F.
EXISTING GARAGE	380 S.F.
EXISTING TOTAL BUILDING AREA	**1171 S.F**
PROPOSED BUILDING AREA	1600
PROPOSED GARAGE AREA (-287)	200
PROPOSED TOTAL BUILDING AREA	**1800 S.F.**
SITE COVERAGE	
FRONT PATH (PERMEABLE)	57 S.F.
FRONT ENTRY	63 S.F.
DRIVEWAY (PERMEABLE)	146 S.F.
REAR PATIO (PERMEABLE)	250 S.F.
SITE COVERAGE TOTAL	**516 S.F.**
EXISTING SITE COVERAGE	
DRIVEWAY (ASPHALT)	539 S.F.
REAR BRICK PATIO (PERMEABLE)	887 S.F.
FRONT BRICK PATIO AND PATH (PERMEABLE)	414 S.F.
EXISTING SITE COVERAGE TOTAL	**1840 S.F.**

NOTE: EXISTING SITE COVERAGE AS SHOWN IS FOR 3 LOTS COMBINED

DRAWING INDEX

A1	PROJECT DATA, VICINITY MAP, STREET ELEVATION, PERSPECTIVE VIEWS
A2	EXISTING SITE PLAN, PROPOSED SITE PLAN, AVERAGE GRADE PLAN
A3	PROPOSED FLOOR PLAN, STREET ELEVATION, WINDOW SCHEDULE
A4	ELEVATIONS
A5	ROOF PLAN
A6	LANDSCAPE PLAN, EXTERIOR LIGHTING PLAN, FENCE DETAIL
A7	EXISTING ELEVATIONS, EXISTING FLOOR PLANS
A8	SURVEY
A9	PRELIMINARY SITE ASSESMENT



VICINITY MAP

NO SCALE

SCOPE OF WORK

NEW 1600 S.F. RESIDENCE WITH 200 S.F. ATTACHED GARAGE. 3 BEDROOM 3 BATHROOM. SEPERATE LOT 24 FROM APN 010-052-015

CONTACT INFORMATION

OWNER - OSBT Investments 831.747.4718

DESIGNER - Alan Lehman 831.747.4718

RECEIVED
MAR 21 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

REVISIONS

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DRAWN BY
ALAN LEHMAN

PROJECT INFORMATION
PERSPECTIVE VIEW

OSBT New Residence
VIZCAINO 10 SW OF MOUNTAIN VIEW, Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A1

OSBT VIZ PLN V1

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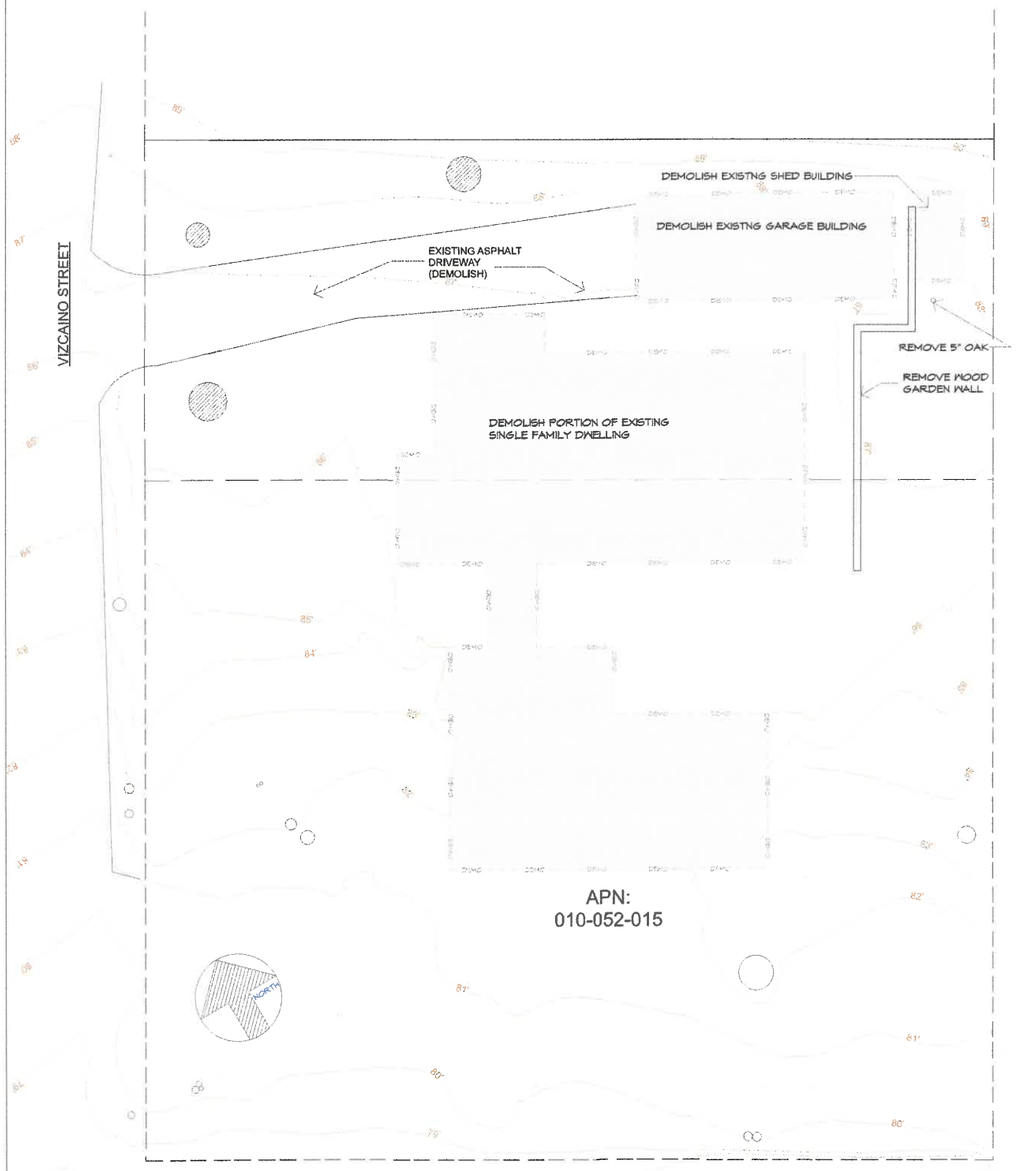
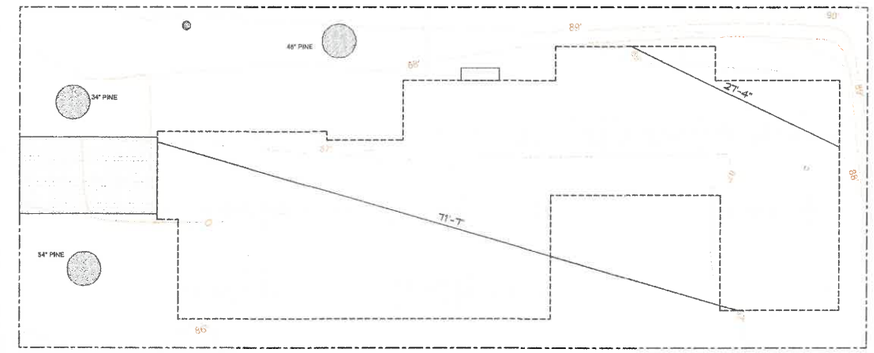


SITE PLAN - EXISTING

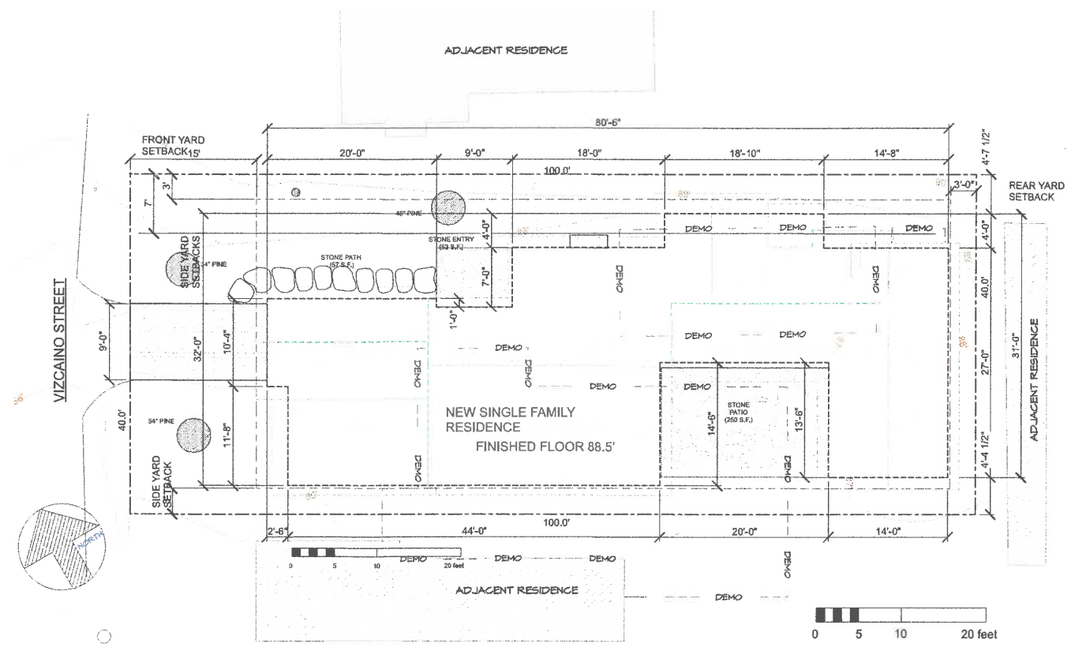
SCALE 1/8" = 1'-0"



AVERAGE GRADE =
88.0'

AVERAGE GRADE PLAN

SCALE 1/8" = 1'-0"



SITE PLAN - PROPOSED

SCALE 1/8" = 1'-0"

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SITE PLANS
EXISTING AND PROPOSED

OSBT New Residence
VIZCAINO 10 SW OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

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SHEET
A2

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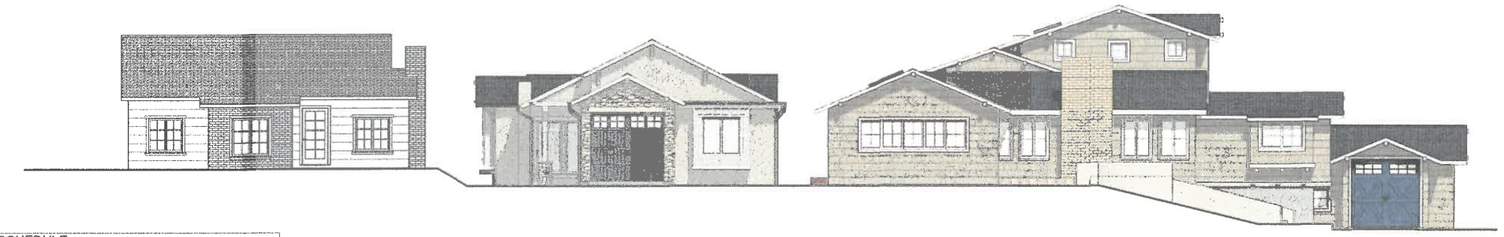


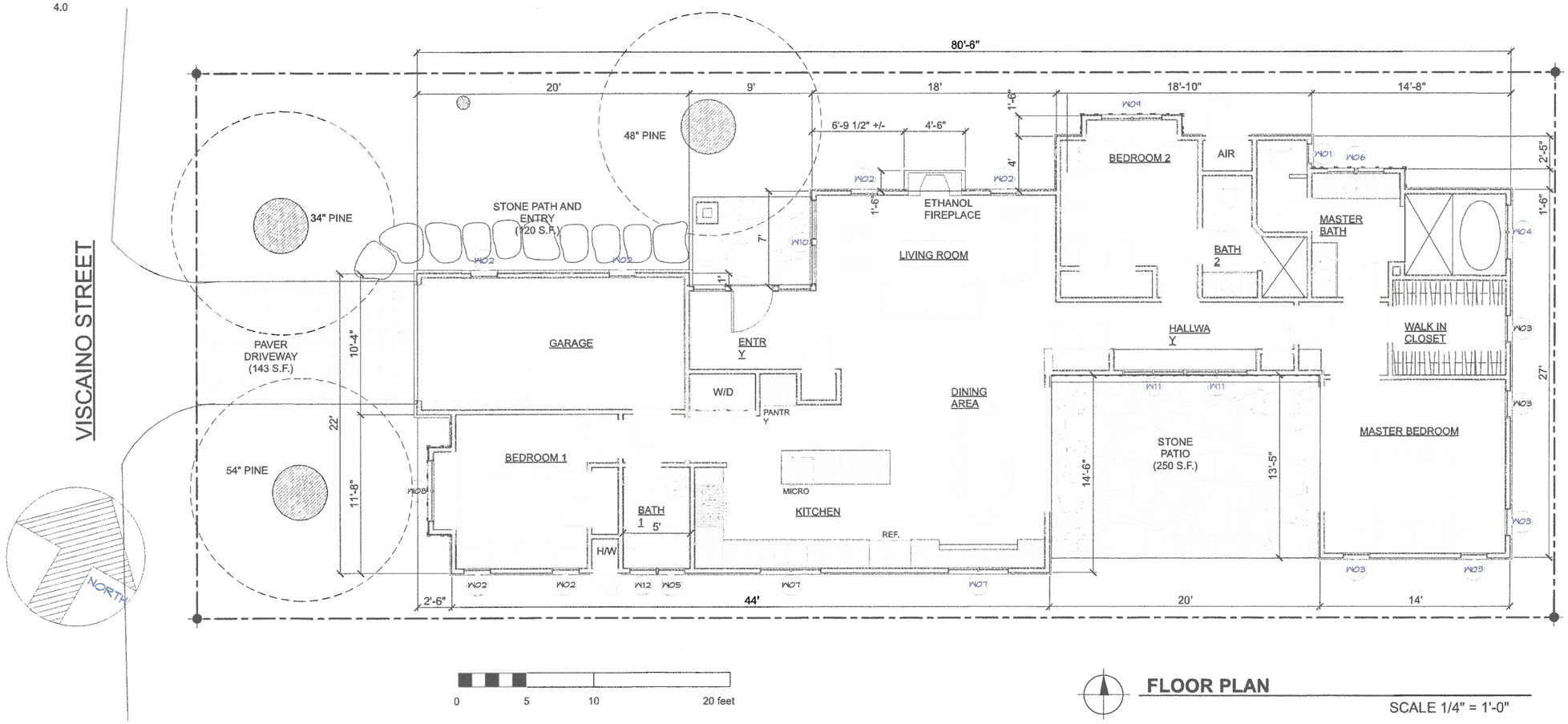
WINDOW SCHEDULE						
NUMBER	QTY	SIZE	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	1630SC			SNGL CASEMENT-HR	
W02	6	2020AW			AWNING	
W03	5	2020SC			SNGL CASEMENT-HR	
W04	1	4040DC		YES	DBL CASEMENT-LHL/RHR	
W05	1	2020AW		YES	AWNING	
W06	1	4220			MULLED UNIT-LHL/RHR	
W07	2	4630DC			DBL CASEMENT-LHL/RHR	
W08	1	4646DC	YES	YES	DBL CASEMENT-LHL/RHR	
W09	1	4650DC	YES		DBL CASEMENT-LHL/RHR	
W10	1	6362			MULLED UNIT-LHL/RHR	
W11	2	4646DC			DBL CASEMENT-LHL/RHR	
W12	1	2020FX		YES	FIXED GLASS	
W13	2	2462FX		YES	FIXED GLASS	

NOTE: WOOD WINDOWS BY SIERRA PACIFIC. MIN. U VALUE 4.0

0 5 10 20 feet

STREET ELEVATION

SCALE 1/8" = 1'-0"



0 5 10 20 feet

FLOOR PLAN

SCALE 1/4" = 1'-0"

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DRAWN BY
ALAN LEHMAN

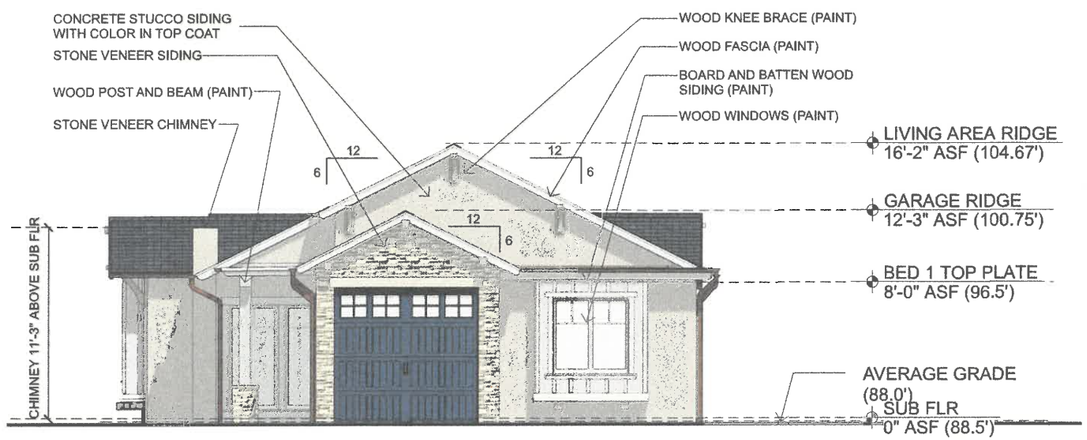
FLOOR PLAN
STREET ELEVATION
WINDOW SCHEDULE

OSBT New Residence
VIZCAINO 10 SW OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

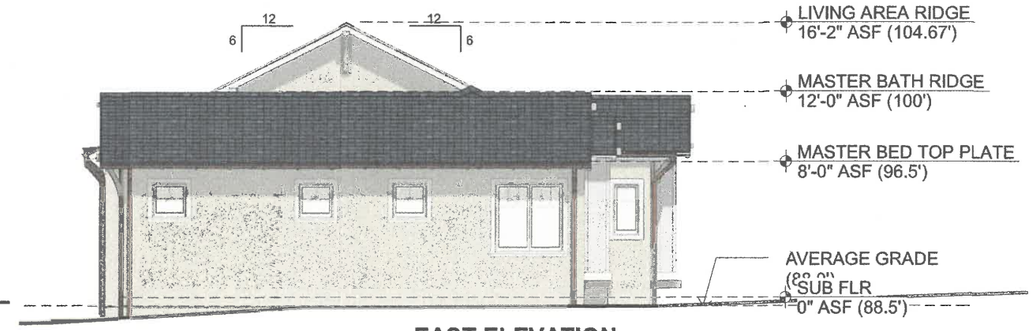
SHEET
A3

OSBT VIZ PLN V1



WEST ELEVATION

SCALE 1/4" = 1'-0"

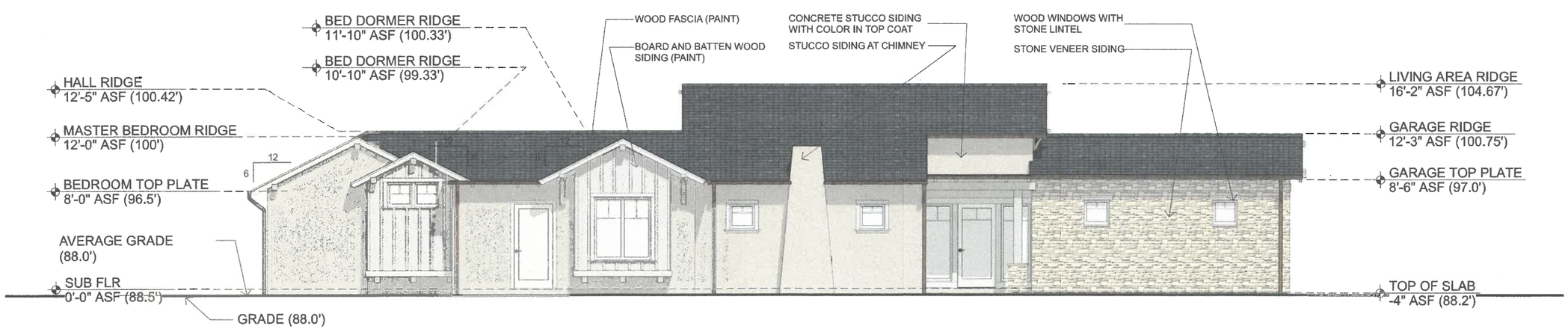


EAST ELEVATION

SCALE 1/4" = 1'-0"

SOUTH ELEVATION

SCALE 1/4" = 1'-0"



0 5 10 20 feet

NORTH ELEVATION

SCALE 1/4" = 1'-0"

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ELEVATIONS

OSBT New Residence
VIZCAINO 10 SW OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A4

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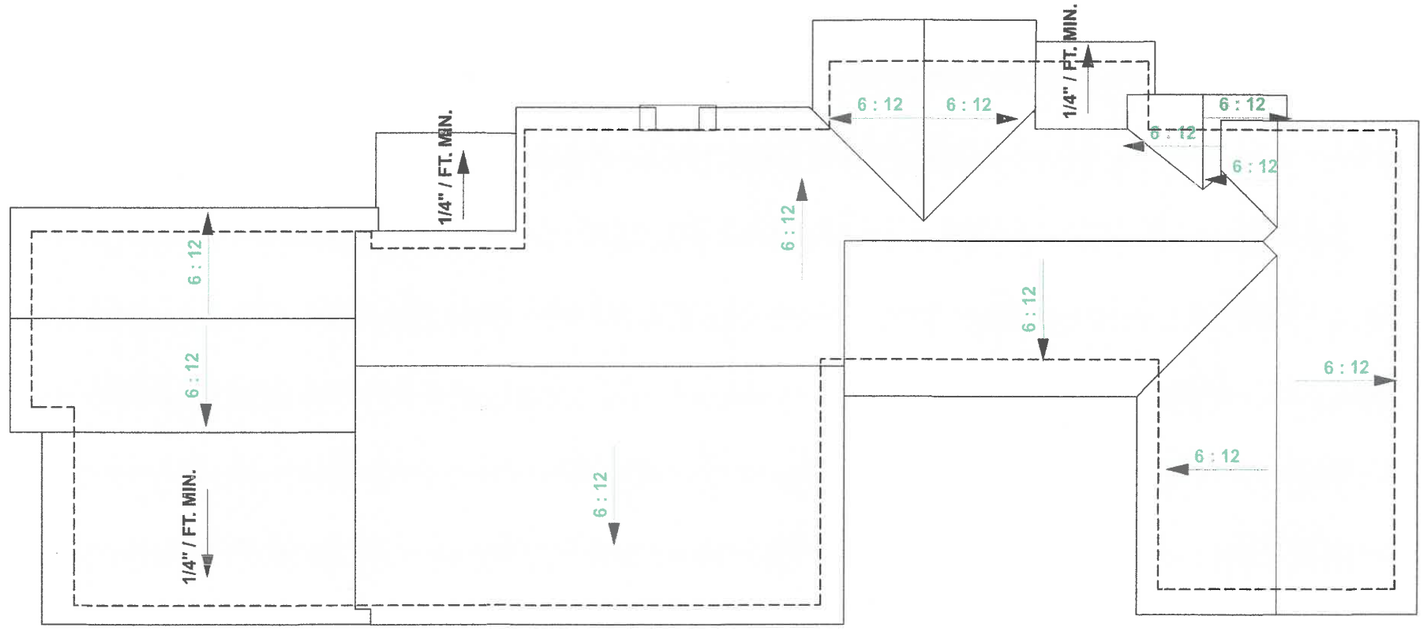

0 5 10 20 feet

ROOF PLAN

SCALE 1/4" = 1'-0"

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ROOF PLAN
DEMO WALL/TAKEDOWN AND
GRADING PLAN

OSBT New Residence

VIZCAINO 10 SW OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A5

OSBT VIZ PLN V1

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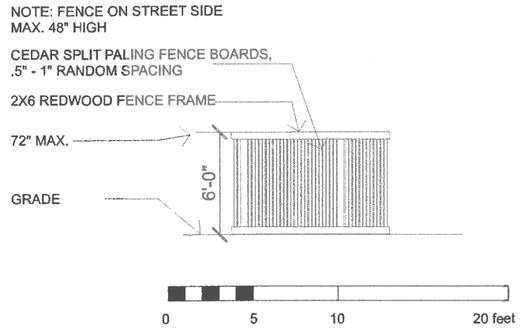


FENCE DETAIL

SCALE 1/4" = 1'-0"

PLANTING LEGEND

1	BUXUS SEMPERVIRENS
2	ATHYRIUM NIPPONICUM
3	CAYATHEA COOPERI
4	IRIS DOUGLASIANA
5	FESTUCA ARUNDINACEA

LIGHTING LEGEND

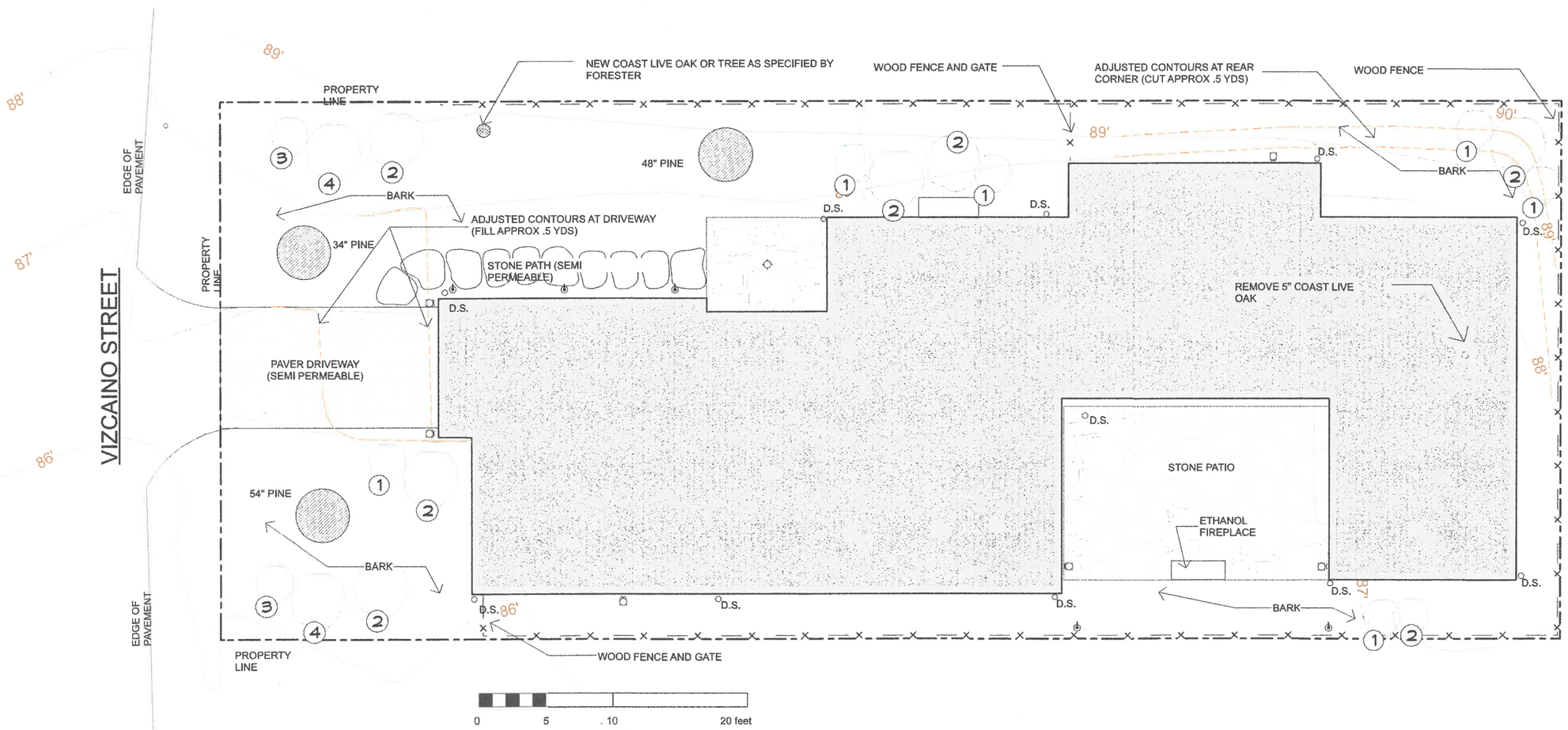
	PATH LIGHT
	WALL SCONCE

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. PLANT ONE NEW LOWER CANOPY TREE AS SHOWN
3. NO WORK SHALL OCCUR IN THE PUBLIC RIGHT OF WAY

LIGHTING NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX BULB WATTAGE 20W- SCONCES, 15W- PATH LIGHTS
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT



LANDSCAPE / EXTERIOR LIGHTING PLAN

SCALE 1/4" = 1'-0"

REVISIONS

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DRAWN BY
ALAN LEHMAN

LANDSCAPE AND EXTERIOR LIGHTING PLAN

OSBT New Residence

VIZCAINO 10 SW OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A6

OSBT VIZ PLN V1

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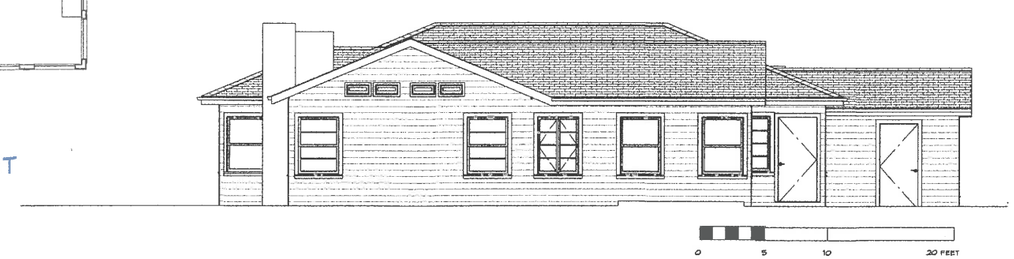
FLOOR PLAN - EXISTING

SCALE 3/16" = 1'-0"

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS - EXISTING

SCALE 3/16" = 1'-0"

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DRAWN BY
ALAN LEHMAN

EXISTING FLOOR PLAN
EXISTING ELEVATIONS

OSBT New Residence
VIZCAINO 10 SW OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A7

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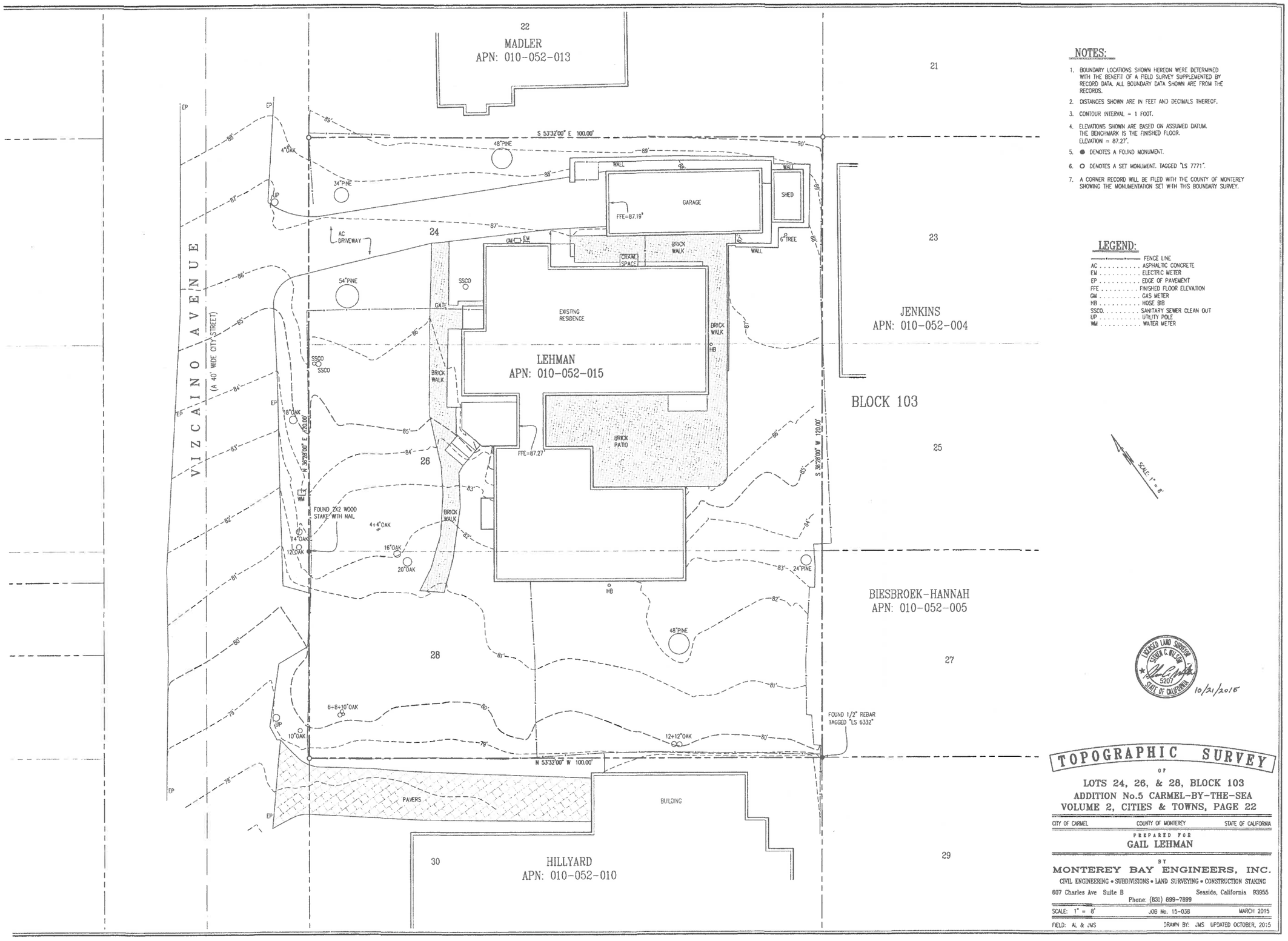

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 87.27'.
5. ● DENOTES A FOUND MONUMENT.
6. ○ DENOTES A SET MONUMENT. TAGGED "LS 7771".
7. A CORNER RECORD WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE MONUMENTATION SET WITH THIS BOUNDARY SURVEY.

LEGEND:

—·—·—	FENCE LINE
AC	ASPHALTIC CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
GM	GAS METER
HB	HOSE BIB
SSCO	SANITARY SEWER CLEAN OUT
UP	UTILITY POLE
WM	WATER METER

LICENSED LAND SURVEYOR SIDNEY C. WILSON 5207 STATE OF CALIFORNIA

10/21/2015

TOPOGRAPHIC SURVEY

OF

LOTS 24, 26, & 28, BLOCK 103
ADDITION No.5 CARMEL-BY-THE-SEA
VOLUME 2, CITIES & TOWNS, PAGE 22

CITY OF CARMEL — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
GAIL LEHMAN

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B — Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 8' — JOB No. 15-038 — MARCH 2015
FIELD: AL & JMS — DRAWN BY: JMS UPDATED OCTOBER, 2015

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LEHMAN DESIGN STUDIO
DRAWN BY
ALAN LEHMAN

EXISTING SURVEY

OSBT New Residence
VIZCAINO 10 SW OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A8

OSBT VIZ PLN V1

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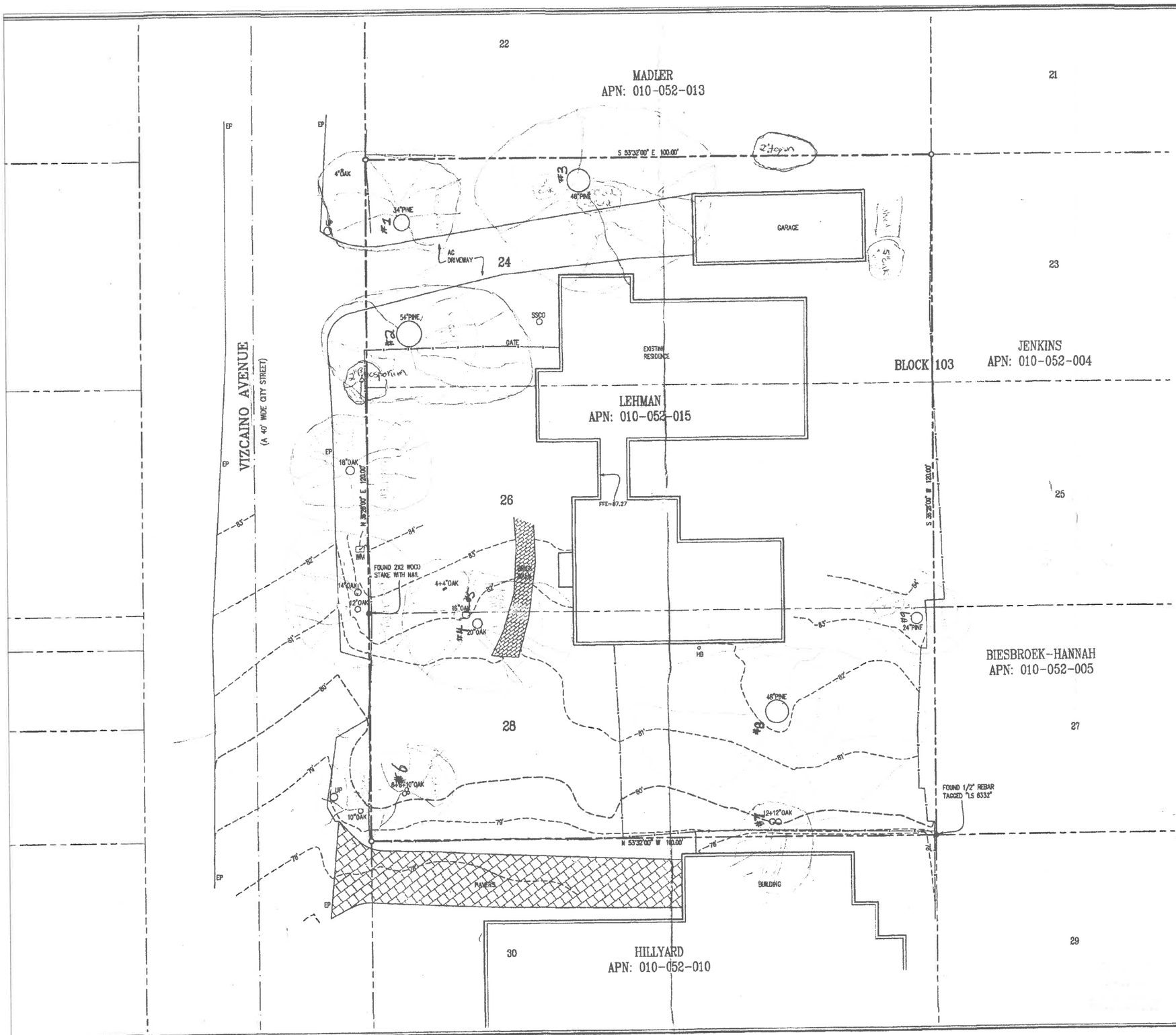

NOTES:

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LEGEND:

—·—·—·—	FENCE LINE
AC	ASPHALTIC CONCRETE
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
HB	HOSE BIB
SSCO	SANITARY SEWER CLEAN OUT
UP	UTILITY POLE
WM	WATER METER

Date: 4/20/15

LICENSED LAND SURVEYOR SIDNEY E. BILLOW 5207 STATE OF CALIFORNIA 4/21/2015

TOPOGRAPHIC SURVEY

OF

LOTS 24, 26, & 28, BLOCK 103
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VOLUME 2, CITIES & TOWNS, PAGE 22

CITY OF CARMEL — COUNTY OF MONTEREY — STATE OF CALIFORNIA

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SCALE: 1" = 8' — JOB No. 15-038 — MARCH 2015
FIELD: AL & JMS — DRAWN BY: AL

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DRAWN BY
ALAN LEHMAN

SITE STUDY PLAN MARKUP

OSBT New Residence
VIZCAINO 10 SW OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A9

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of Concept Design Study (DS 16-069) for the demolition of an existing residence and construction of a new single family residence located in the Single Family Residential (R-1) Zoning District.

Recommendation:

Accept the Concept Design Study (DS 16-069) with recommendations/draft conditions.

Application:	DS 16-069	**APN:**	010-052-015
Block:	103	**Lot**:	26 & 28
Location:	Vizcaino, 11 SE of Mountain View		
Applicant:	Alan Lehman	**Property Owner:**	Lehman/Siegfried Trust

Background and Project Description:

The project site is located on Vizcaino Street, eleven parcels southwest of Mountain View. The property is 8,000 square feet in size and the site is currently developed with a 2,545-square foot single family residence situated across multiple lots of record (block: 103, lots: 24, 26, and 28). The applicant is proposing to demolish a significant majority of the existing residence and construct a new 2,572-square foot, two-story house with a detached garage on lots 26 and 28. Only the living room of the existing house will be retained. A separate application was submitted for a new residence on lot #24 (4,000-square foot lot), which is being reviewed as a separate project at the April 13, 2016 Planning Commission meeting (Design Study 16-068). The applicant has acquired additional water credits from the Malpaso Water Company which has allowed for the construction of two homes upon three lots of record.

The project includes the following components: (1) a new 2,572-square foot, two-story residence, (2) a 376-square foot detached garage/studio, (3) the removal of all existing site coverage and the construction of 854-square feet of coverage including two patios, (4) a new dirt driveway on the south side of the residence, (5) all Sierra Pacific wood windows, (6) a composition shingle roof, (7) 6 skylights on the main residence and three on the detached garage, (8) horizontal wood siding, (9) new wood fences, and (10) new landscaping throughout.

Staff has scheduled this application for conceptual review. The primary purpose of this meeting is to review and consider the site planning, privacy and views, mass and scale related to the project. However, the Commission may provide input on other aspects of the design.

PROJECT DATA FOR A 8,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,960 sf	2,545 sf	2,948 sf
Site Coverage	971 sf*	1,840 sf	854 sf
Trees	3 Upper /1 Lower (recommended)	9 trees	9 trees
Ridge Height	1st Floor: 18 ft 2nd floor: 24 ft	1st Floor: 14 ft	1st Floor: 16 ft 2nd floor: 23 ft 8 inches
Plate Height	1st Floor: 12 ft 2nd Floor: 18 ft	1st Floor: 8 ft	1st Floor: 12 ft 2nd floor: 18 ft
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft	30 ft	15 ft
Composite Side Yard	Varies (25%)	n/a	Min: 28%
Side Yards	Min. North Side: 3 ft Min. South Side: 3 ft	Min. North Side: 0 ft Min. South Side: 34 ft	Min. North Side: 3 ft Min. South Side: 17.5 ft (House) 3 ft (Garage)
Rear	15 ft	Min: 26 ft	Min: 15 ft (House) 3 ft 1 in (Garage)
*Includes bonus for 50% or more permeable site coverage			

Staff analysis:

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage maintaining "*a forested image on the site*" and for new construction to be at least six feet from significant trees.

The entire site (lots 24, 26, and 28) contains nine trees, all of which are classified as significant (Monterey Pines and Coast Live Oaks). The project proposal does not include the removal of any identified trees on the site. The City Forester has not recommended any additional trees to be planted on the site as a condition of approval.

The City Forester reviewed the project plans and noted that the 48-inch Pine tree on the south side of the residence may be negatively impacted by the proximity of the development to the tree. Although the development meets the 6-foot radius requirement, the proposed residence and detached garage surround approximately 2/3 of the tree. The applicant added a cantilevered window on the east facing façade to reduce the foundation, and stated that he intends to work with the Forestry Department to ensure that no roots are damaged during the construction of the foundation. A condition has been drafted requiring that a note be added on the plans for hand excavations only in the areas surrounding the tree.

Privacy & Views: Residential Design Guidelines 5.1 through 5.3 states that *"designs should preserve reasonable solar access to neighboring parcel;" "maintain privacy of indoor and outdoor spaces in a neighborhood;"* and *"maintain view opportunities."*

Staff has not identified any significant view or privacy impacts associated with this remodel project at this time. There are no neighboring views that run through the property that can be impacted. With regard to privacy, staff notes that the 2nd story portion of the residence is located 15-feet from the rear property line with two windows facing homes to the east. However, any potential privacy impacts from these windows should be mitigated by the large existing pine tree in the rear yard.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.6 encourages a building's mass to relate "*to the context of other homes nearby"* and to "*minimize the mass of a building as seen from the public way or adjacent properties."* Further, these guidelines state that "*a building should relate to a human scale in its basic forms*."

The Residential Design Guidelines encourage the site design to follow the natural contours of the site, which slope approximately 6-feet from north to the south across the property, and Residential Design Guidelines #7.4 states: "*On sloping lots, floor levels should be stepped to follow site grade.*" The applicant is proposing an approximately 4.5-foot high exposed foundation under the south side of the house to allow for an office to be built with the same finished floor as the residence, which may not adhere to the Design Guidelines. In staff's opinion, the office should be stepped down to more closely follow the natural grade. As a possible alternative the foundation could also be covered in wood siding or stone. A condition has been drafted requiring the applicant revise the plans so that the office floor level is closer to the grade.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.3 state that "*Shallow to moderately pitched roofs are appropriate on one-story buildings. More steeply pitched roof with low plate lines can be used on two-story buildings.*" The Guidelines emphasize using "*restraint*" and "*simplicity*" in building forms, which should not be complicated, and roof lines, which should "*avoid complex forms*."

The applicant is proposing an open-gable style roof with mostly 5:12 and 4:12 pitches on the main residence and 5:12 pitch above the garage. From the front of the residence, five rooflines are visible from the street. In staff's opinion, the proposed rooflines do not appear overly complex however the multiple cantilevered windows may create a busy appearance. Residential Design Guideline #8.3 states the following "*Use simple roof forms. Limit the Number of subordinate attachments, such as dormers, to avoid a cluttered design.*" The project proposal has six cantilevered windows, which may create a cluttered design. Staff has included a recommended condition that the applicant reduces the number of architectural elements to simplify the design.

Site Coverage: Municipal Code Section 17.10.030.C.2 states that: *"Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less."*

The project site contains exceeds the allowed site coverage of 971 square feet and the applicant is proposing to bring the site coverage into compliance by reducing the coverage to 854 square feet. The site coverage will consist of patios, stairs, landings, and an entry path. Staff notes that the new proposed driveway will consist of dirt and therefore would not count towards the site coverage totals.

Detached Garage: The applicant is proposing a 376-square foot detached garage which will allow for one covered parking space, a small studio area, and a half bathroom. Staff has concerns with the interior layout of the garage because the parking area is located between the half bathroom and the studio area, which may lead to the use of the garage as a studio. A condition is included requiring that the interior layout of the garage be reconfigured so that the studio and half bathroom are situated on the same side, and a clear parking area is defined separate from the studio area.

Finish Details: Finish details are not typically reviewed at the Concept stage; however, the Planning Commission can provide input to the applicant. The finish details include horizontal wood siding and a composition shingle roof, with all wood windows and doors. Because the Residential Design Guidelines encourage natural materials, staff included a recommendation that the applicant revise the plans to remove the composition shingle roofing and replace the proposal with a natural roofing material. Staff also requested that the applicant provide a sample of the compositing shingle roofing for review at the Planning Commission meeting.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of pavement is approximately 5 feet in width. Staff has not identified any encroachments into the ROW.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. The project includes the construction of one single-family residence in a residential zone, and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Draft Recommendations/Conditions
- Attachment C – Project Renderings
- Attachment D – Project Plans

Attachment A – Site Photographs

Attachment B – Findings for Concept Acceptance

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April 13, 2016
Concept Findings
Page 1

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE (CMC 17.64.8 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	TBD	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and	TBD	

complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.		
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	TBD	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.B.1):

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment C – Recommendations/Draft Conditions

DS 16-069 (Lehman)
April 13, 2016
Recommendations/Draft Conditions
Page 1

Recommendations/Draft Conditions		
No.		
1.	The applicant shall add a note on the plans stating that the area of the proposed residence adjacent to the trees will be hand excavated.	
2.	The applicant shall revise the plans prior to final submittal so that the office floor level is closer to the grade.	
3.	The applicant shall simplify the design, which includes eliminating some of the cantilevered windows.	
4.	The applicant shall reconfigure the interior layout of the detached garage so that the studio and half bathroom are situated on the same side, and a clear parking area is defined separate from the studio area.	

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CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

2. FIRE SPRINKLERS ON DEFERRED PERMIT

GENERAL NOTES

1.DO NOT SCALE DRAWINGS.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTEDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERITY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

REVISION NOTES

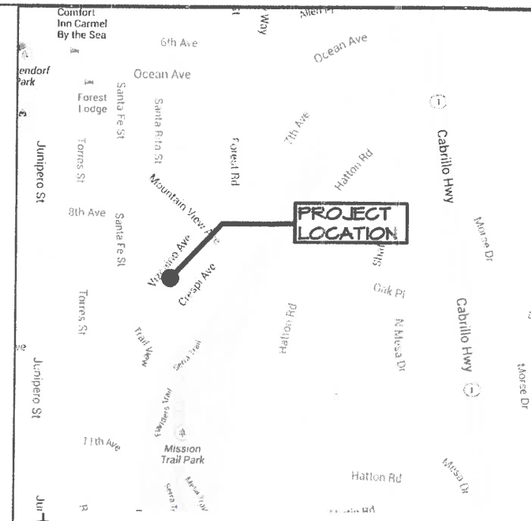
PERSPECTIVE VIEW FROM STREET

NO SCALE

PROJECT INFORMATION

OWNER	LEHMAN / SIEGFRIED
SITE ADRESS	VIZCAINO 11 SE OF MOUNTAIN VIEW, Carmel CA 93921
A P N	APN 010-052-015
LEGAL	CARMEL BY THE SEA ADD 5 LOT 24 BLK 103 NE 1/2 OF LOT 26 BLK 103 SW 1/2 OF LOT 26 ALL OF LOT 28 BLK 103.
LOT/BLOCK	LOT 24,26,28, BLK 103
YEAR BUILT	1954
ZONING	R-2
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES, DEFERRED PERMIT
HISTORIC	NO

LOT SIZE	8000 S.F.
EXISTING BUILDING AREA	2101 S.F.
EXISTING SHED	64 S.F.
EXISTING GARAGE	380 S.F.
EXISTING TOTAL BUILDING AREA	**2545 S.F.**
FIRST FLOOR AREA	1973 S.F.
SECOND FLOOR AREA	599 S.F.
GARAGE FLOOR AREA	376 S.F.
PROPOSED TOTAL BUILDING AREA	**2948 S.F.**
SITE COVERAGE	
FRONT PATIO, STAIRS	322 S.F.
DRIVEWAY (DIRT)	0 S.F.
REAR PATIO (PERMEABLE)	422 S.F.
SIDE DOOR LANDING (PERMEABLE)	40 S.F.
ENTRY PATH (PERMEABLE)	70 S.F.
SITE COVERAGE TOTAL	**854 S.F.**
EXISTING SITE COVERAGE	
DRIVEWAY (ASPHALT)	539 S.F.
REAR BRICK PATIO (PERMEABLE)	887 S.F.
FRONT BRICK PATIO AND PATH (PERMEABLE)	414 S.F.
EXISTING SITE COVERAGE TOTAL	**1840 S.F.**



VICINITY MAP

NO SCALE

SCOPE OF WORK

PARTIAL DEMOLITION, REMODEL AND ADDITION TO SINGLE FAMILY RESIDENCE. 471 S.F. ADDITION TO RESIDENCE. RELOCATE 3 SKYLIGHTS TO NEW GARAGE. 5 NEW SKYLIGHTS.

CONTACT INFORMATION

OWNER - Gail Lehman	831.277.2770
DESIGNER - Alan Lehman	831.747.4718

DRAWING INDEX

A1	PROJECT DATA, VICINITY MAP, PERSPECTIVE VIEWS
A2	EXISTING SITE PLAN, PROPOSED SITE PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN, WINDOW SCHEDULE
A5	ELEVATIONS
A6	ELEVATIONS
A7	ROOF PLAN, FLOOR OVERLAY MAP, STREET ELEVATION
A8	LANDSCAPE PLAN, EXTERIOR LIGHTING PLAN, DEMOLITION, WALL TAKE DOWN PLAN, FENCE ELEVATION
A9	EXISTING ELEVATIONS, EXISTING FLOOR PLANS
A10	SURVEY
A11	PRELIMINARY SITE ASSESMENT

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ALAN LEHMAN

PROJECT INFORMATION
PERSPECTIVE VIEW

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/17/2016

SHEET
A1

LEHMAN / SIEGFRIED PLN V1

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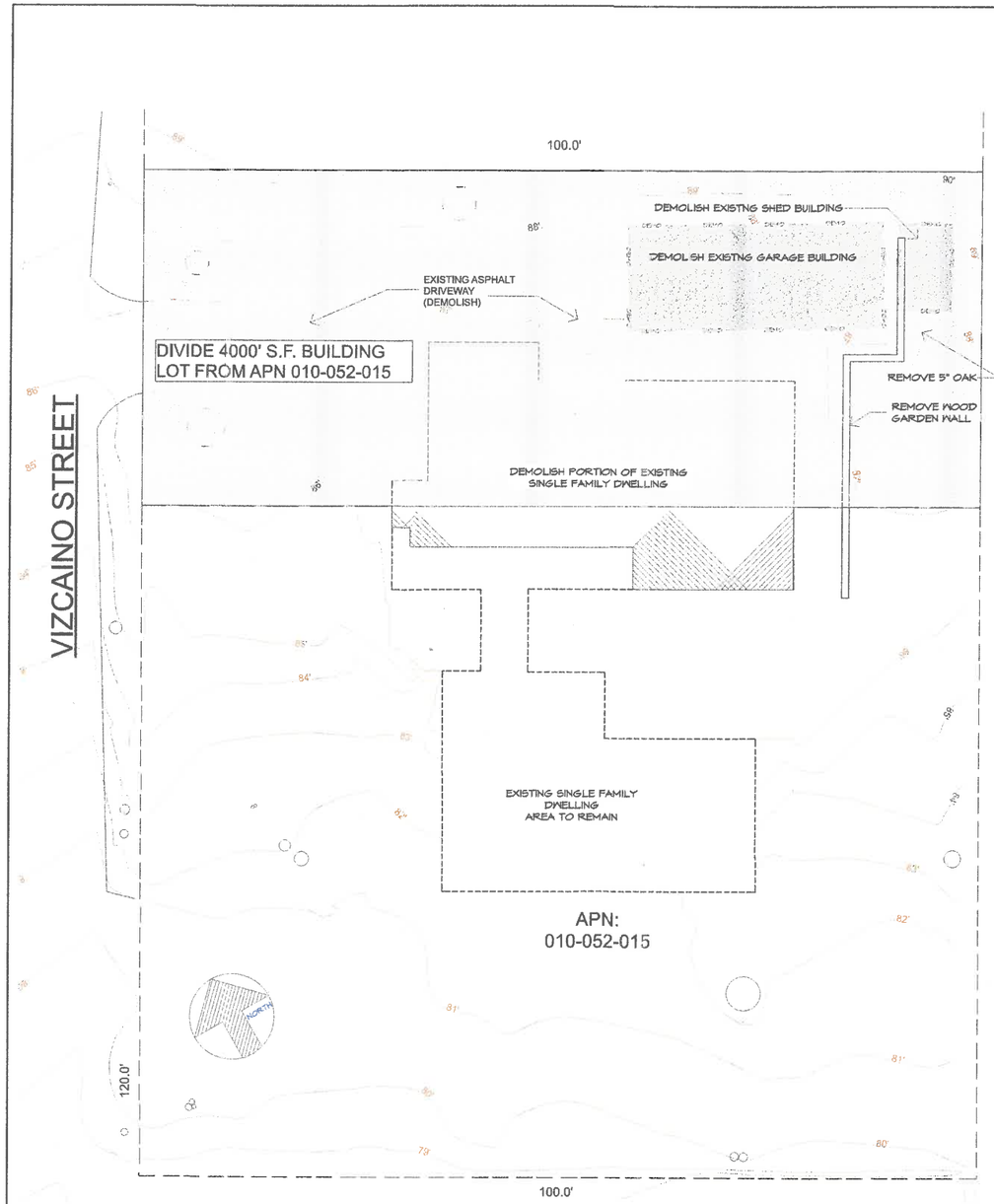
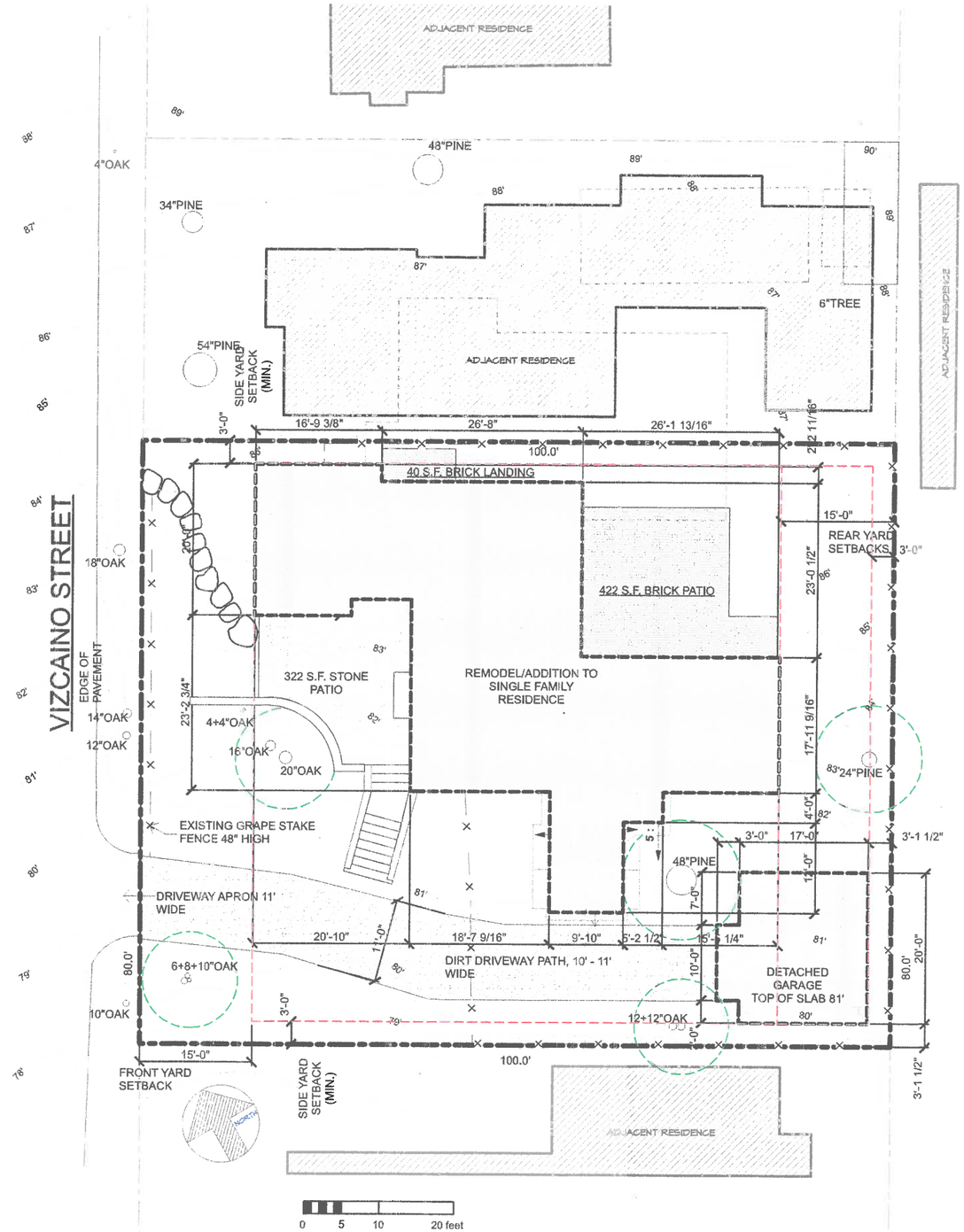


SITE PLAN - EXISTING

SCALE 1/8" = 1'-0"



SITE PLAN - PROPOSED

SCALE 1/8" = 1'-0"

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EXISTING SITE PLAN
PROPOSED SIGE PLAN

LEHMAN / SIEGFRIED Residential Remodel

VIZCAINO 11 SE OF MOUNTAIN VIEW,
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APN 010-052-015

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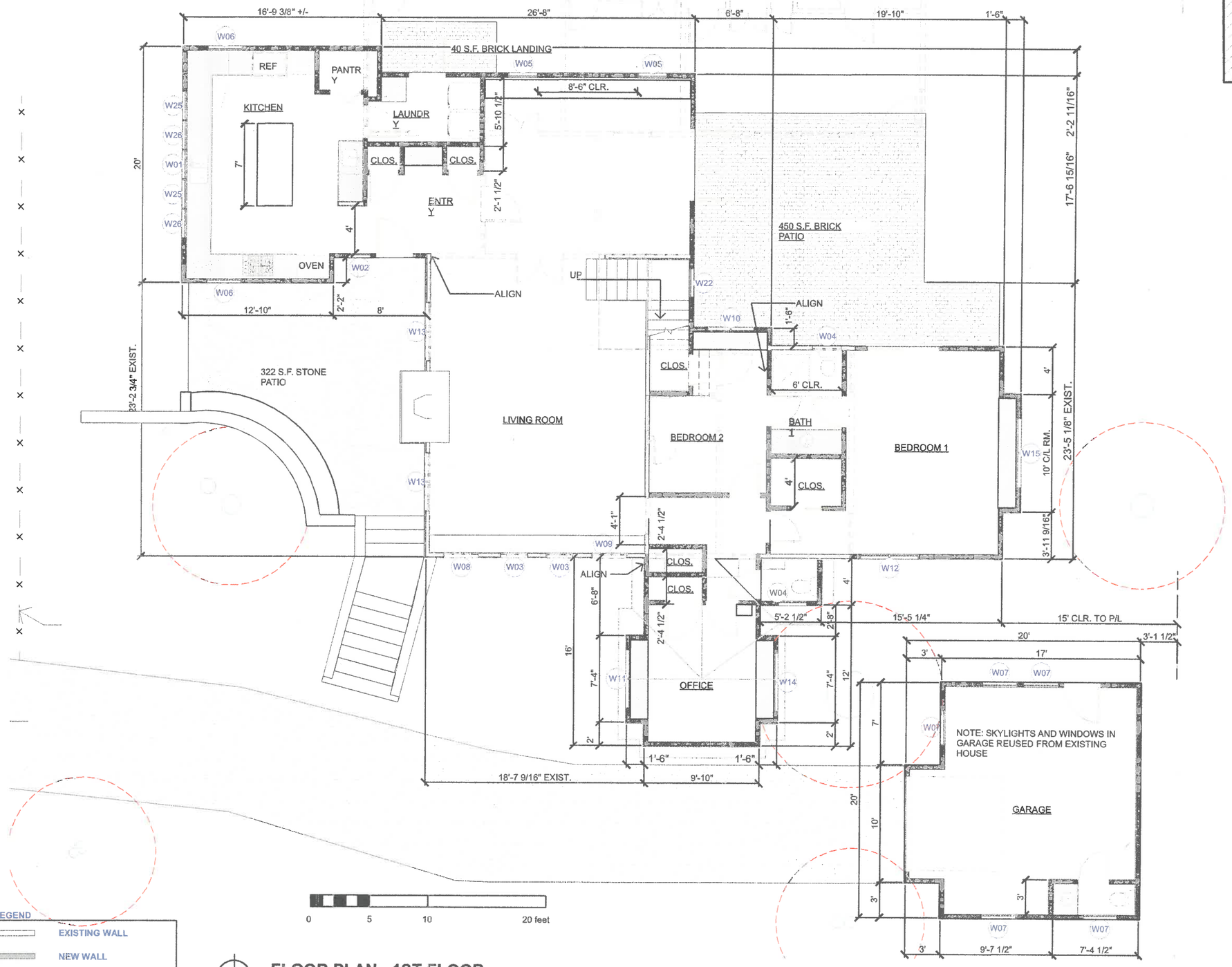

FLOOR PLAN - 1ST FLOOR

SCALE 1/4" = 1'-0"

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FIRST FLOOR PLAN

LEHMAN / SIEGFRIED Residential Remodel
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A3

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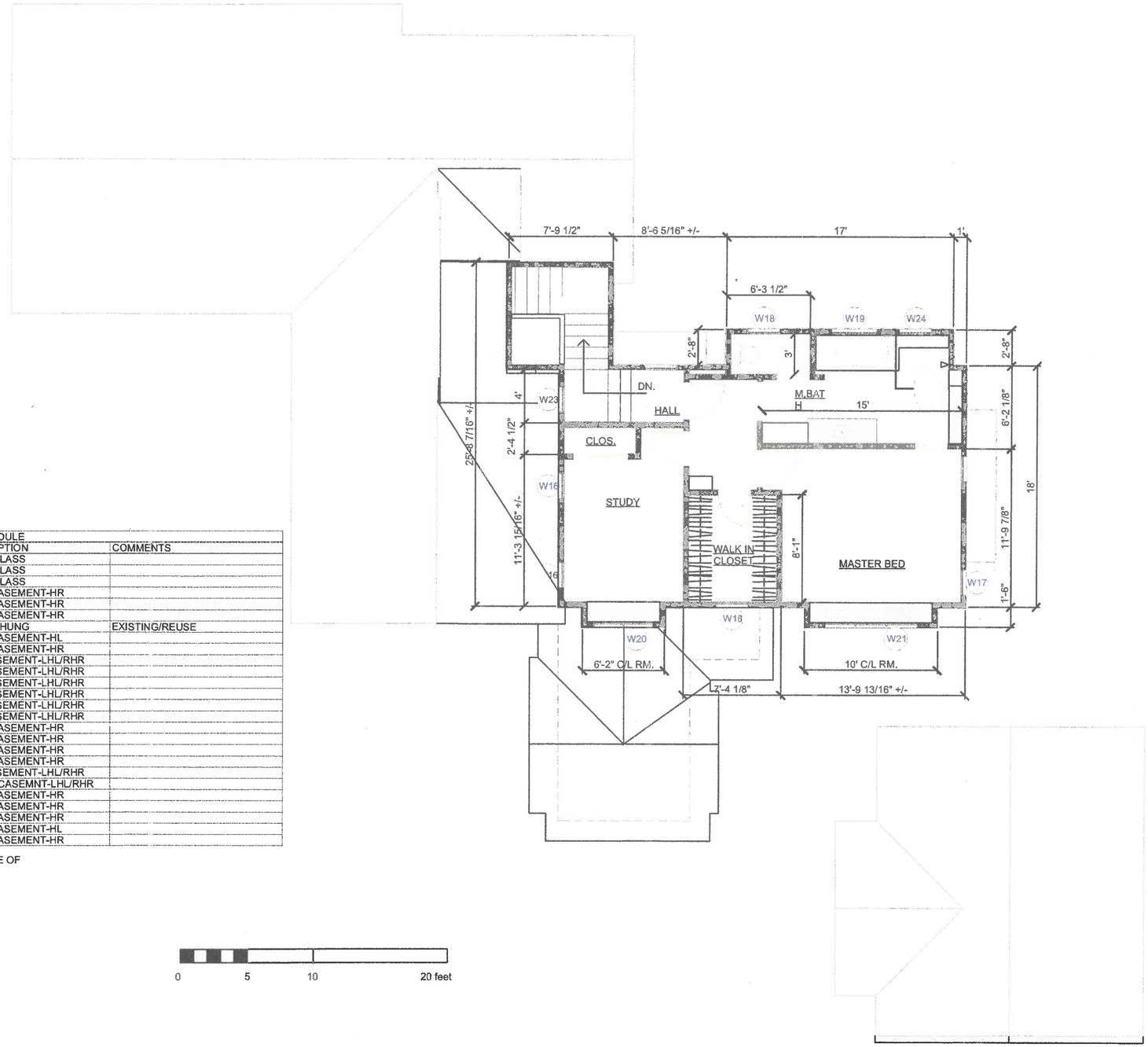

WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	1	2636FX			FIXED GLASS	
W02	1	1	2064FX		YES	FIXED GLASS	
W03	2	1	2424FX			FIXED GLASS	
W04	2	1	2626SC			SNGL CASEMENT-HR	
W05	2	1	2650SC			SNGL CASEMENT-HR	
W06	2	1	3036SC			SNGL CASEMENT-HR	
W07	5	1	3046SH			SINGLE HUNG	EXISTING/REUSE
W08	1	1	3047SC			SNGL CASEMENT-HL	
W09	1	1	3047SC			SNGL CASEMENT-HR	
W10	1	1	4040DC			DBL CASEMENT-LHL/RHR	
W11	1	1	5030DC	YES	YES	DBL CASEMENT-LHL/RHR	
W12	1	1	5040DC			DBL CASEMENT-LHL/RHR	
W13	2	1	5050DC			DBL CASEMENT-LHL/RHR	
W14	1	1	5136DC		YES	DBL CASEMENT-LHL/RHR	
W15	1	1	6040DC		YES	DBL CASEMENT-LHL/RHR	
W16	2	2	2020SC			SNGL CASEMENT-HR	
W17	2	2	2036SC			SNGL CASEMENT-HR	
W18	3	2	2626SC			SNGL CASEMENT-HR	
W19	1	2	3636SC		YES	SNGL CASEMENT-HR	
W20	1	2	4640DC		YES	DBL CASEMENT-LHL/RHR	
W21	1	2	7036TC	YES	YES	TRIPLE CASEMNT-LHL/RHR	
W22	1	1	2626SC		YES	SNGL CASEMENT-HR	
W23	1	2	2020SC		YES	SNGL CASEMENT-HR	
W24	1	2	2626SC		YES	SNGL CASEMENT-HR	
W25	2	1	2636SC			SNGL CASEMENT-HL	
W26	2	1	2636SC			SNGL CASEMENT-HR	

NOTE: WOOD WINDOWS BY SIERRA PACIFIC. MIN. U VALUE OF 4.0

0 5 10 20 feet

FLOOR PLAN - 2ND FLOOR

SCALE 1/4" = 1'-0"

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SECOND FLOOR PLAN
WINDOW SCHEDULE

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APN 010-052-015

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SHEET
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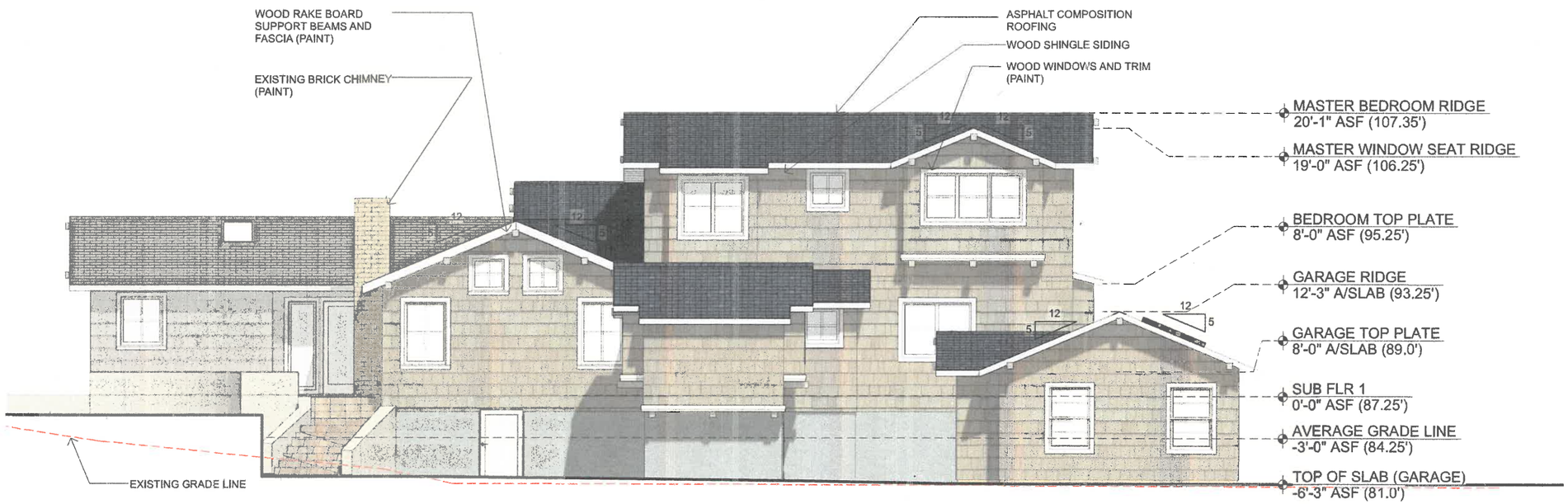
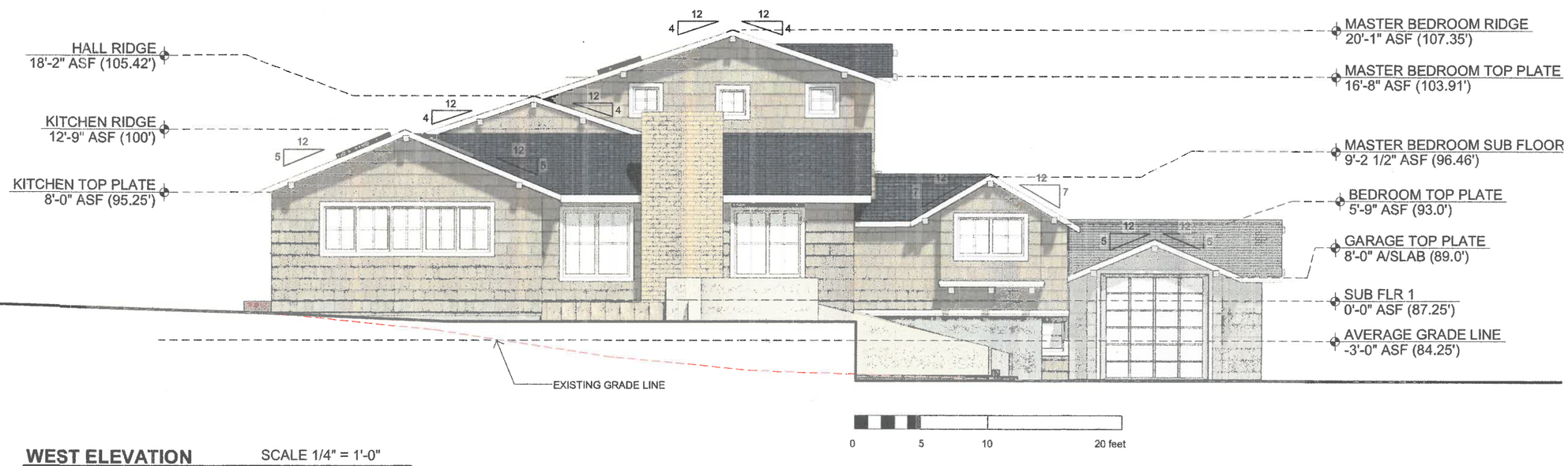


SOUTH ELEVATION SCALE 1/4" = 1'-0"



WEST ELEVATION SCALE 1/4" = 1'-0"

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ELEVATIONS

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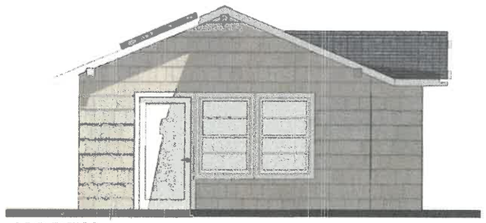
APN 010-052-015

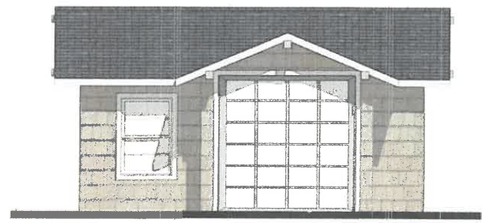
2/17/2016

SHEET
A5

LEHMAN / SIEGFRIED PLN V1

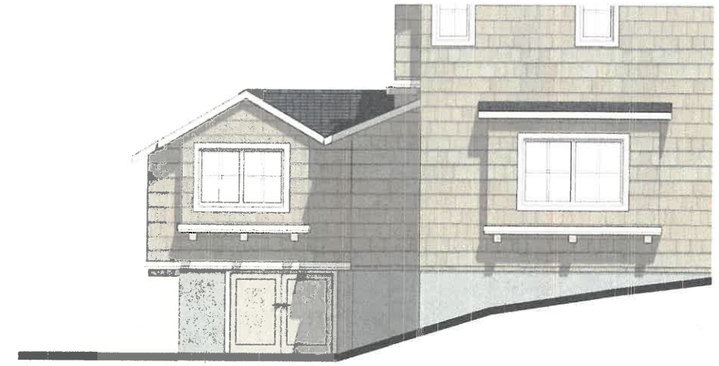


NORTH



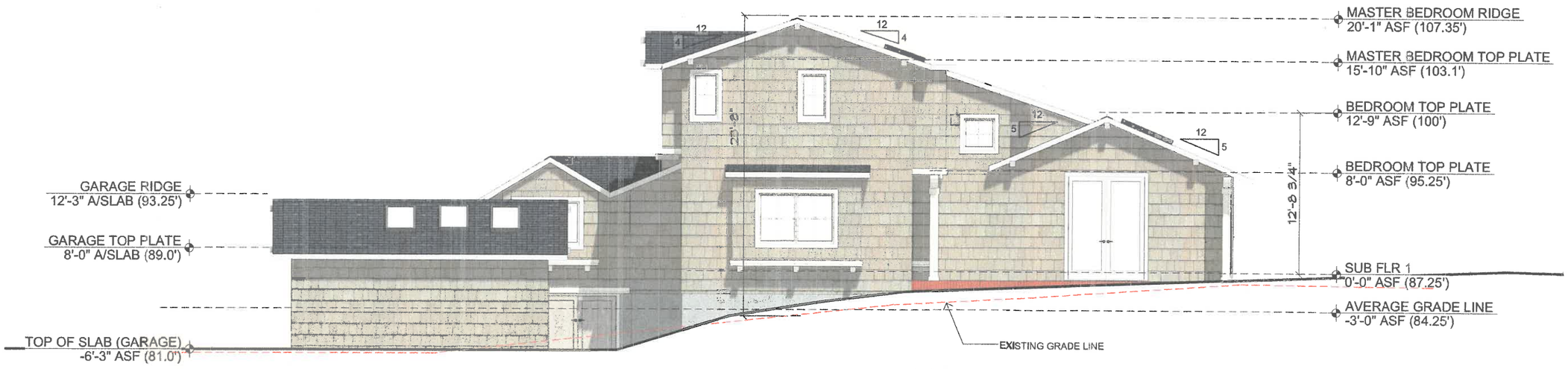
WEST

GARAGE ELEVATIONS SCALE 1/4" = 1'-0"



EAST ELEVATION (PARTIAL) SCALE 1/4" = 1'-0"

NORTH ELEVATION SCALE 1/4" = 1'-0"



EAST ELEVATION SCALE 1/4" = 1'-0"

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ELEVATIONS
SCHEDULES

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
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APN 010-052-015

2/17/2016

SHEET
A6

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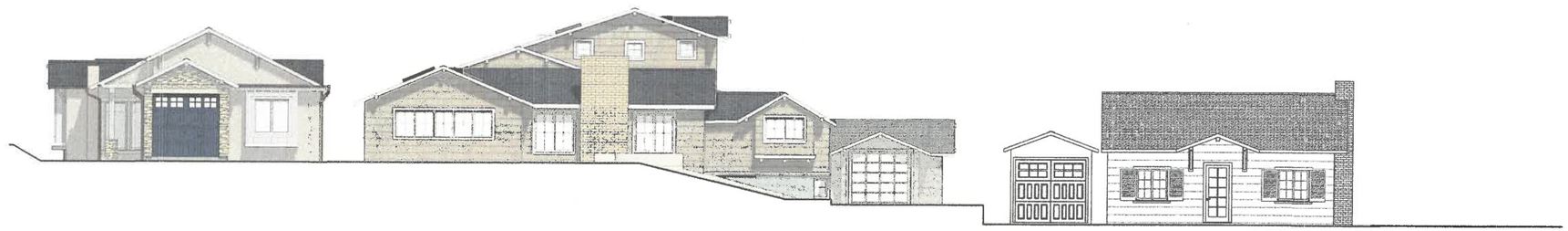
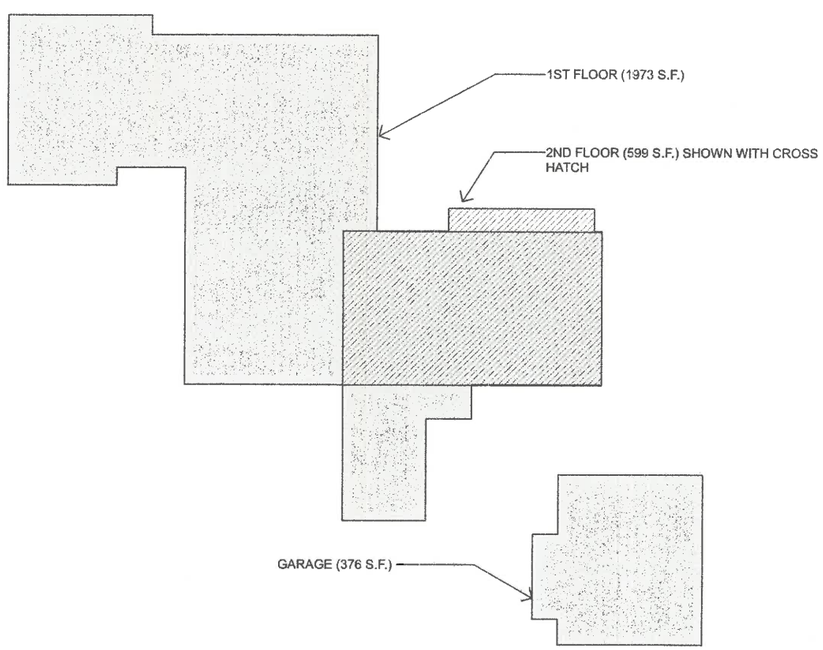


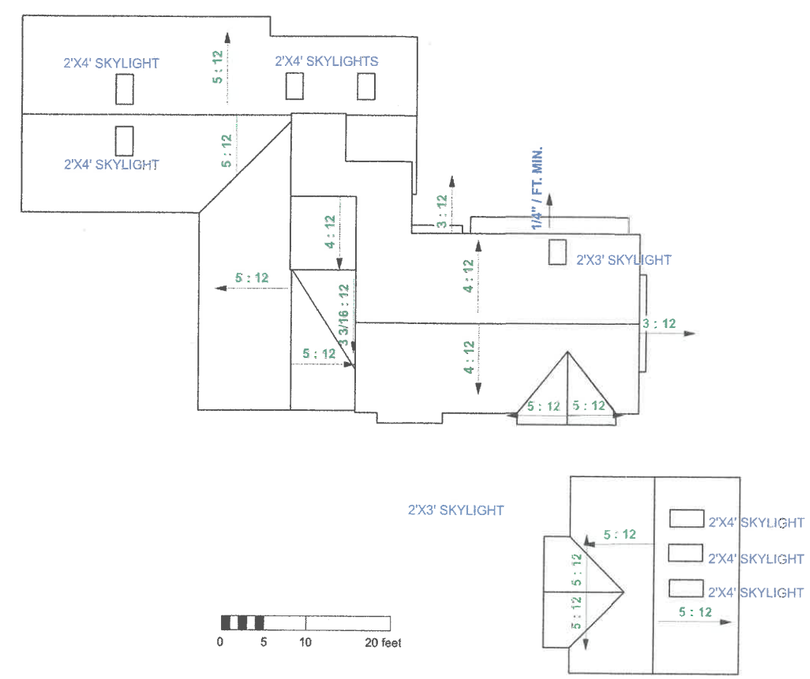
STREET ELEVATION

SCALE 1/8" = 1'-0"



FLOOR OVERLAY MAP

SCALE 1/8" = 1'-0"



ROOF PLAN

SCALE 1/8" = 1'-0"

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DRAWN BY
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ROOF PLAN
FLOOR OVERLAY MAP

LEHMAN / SIEGFRIED Residential Remodel

VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/17/2016

SHEET
A7

LEHMAN / SIEGFRIED PLN V1

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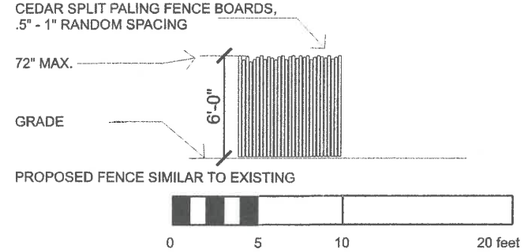
NOTE: FENCE ON STREET SIDE MAX. 48" HIGH



FENCE ELEVATION

SCALE 1/4" = 1'-0"

EXISTING FENCE IMAGE

PLANTING LEGEND

1	BUXUS SEMPERVIRENS
2	ATHYRIUM NIPPONICUM
3	CAYATHEA COOPERI
4	IRIS DOUGLASIANA
5	FESTUCA ARUNDINACEA

LIGHTING LEGEND

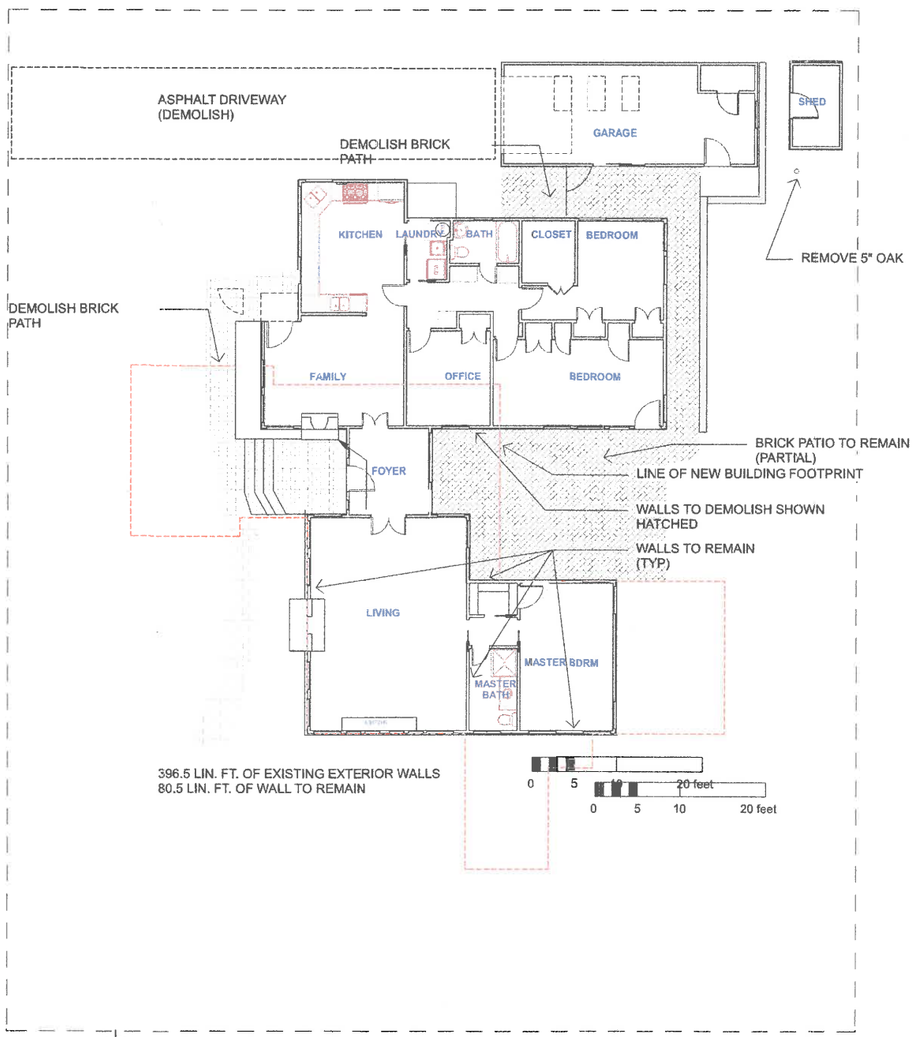
	PATH LIGHT
	WALL SCONCE

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. NO WORK SHALL OCCUR IN THE PUBLIC RIGHT OF WAY

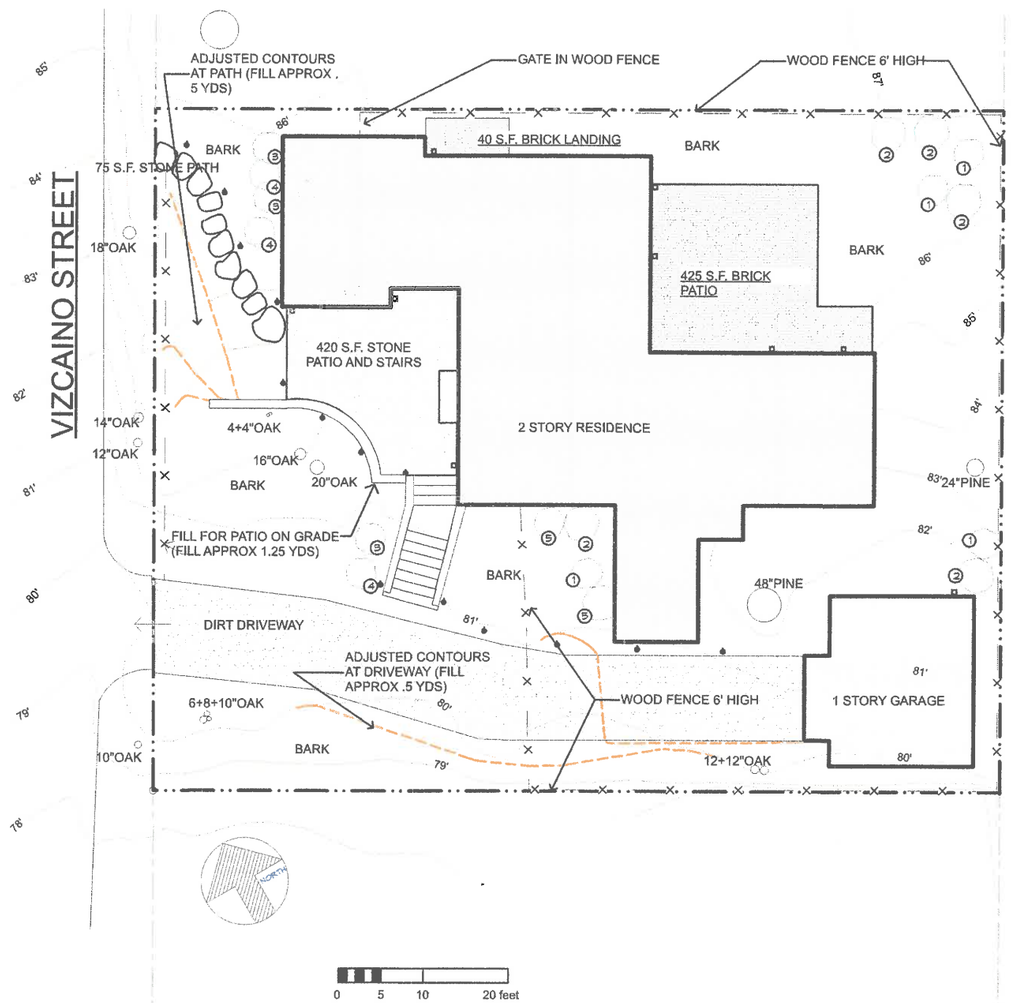
LIGHTING NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX BULB WATTAGE 20W- SCONCES, 15W- PATH LIGHTS
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT



WALL REMOVAL / TAKEDOWN PLAN

SCALE 1/8" = 1'-0"



LANDSCAPE AND LIGHTING PLAN

SCALE 1/8" = 1'-0"

REVISIONS

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carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

LANDSCAPE AND LIGHTING PLAN
WALL REMOVAL /TAKE DOWN PLAN
FENCE ELEVATION

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/17/2016

SHEET
A8

LEHMAN / SIEGFRIED PLN V1

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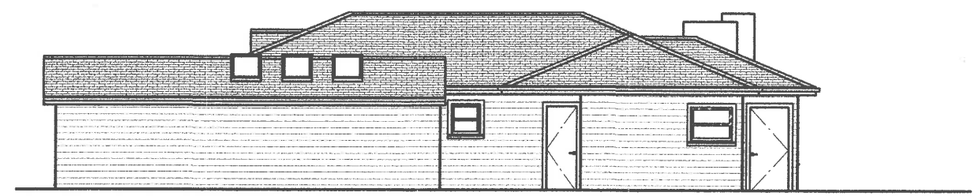
FLOOR PLAN - EXISTING

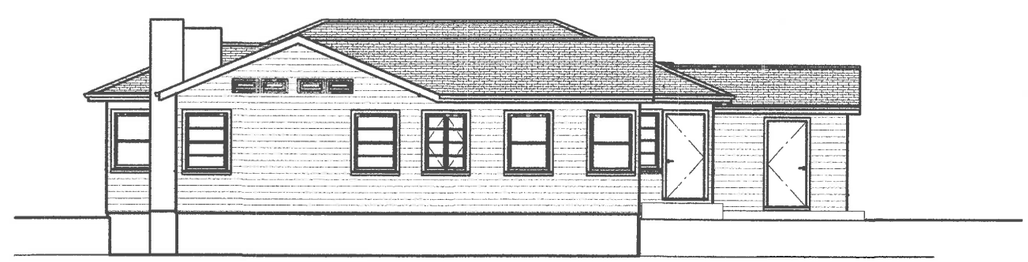
SCALE 3/16" = 1'-0"

WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

0 5 10 20 feet

ELEVATIONS - EXISTING

SCALE 3/16" = 1'-0"

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

EXISTING FLOOR PLAN
EXISTING ELEVATIONS

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/17/2016

SHEET
A9

LEHMAN / SIEGFRIED PLN V1

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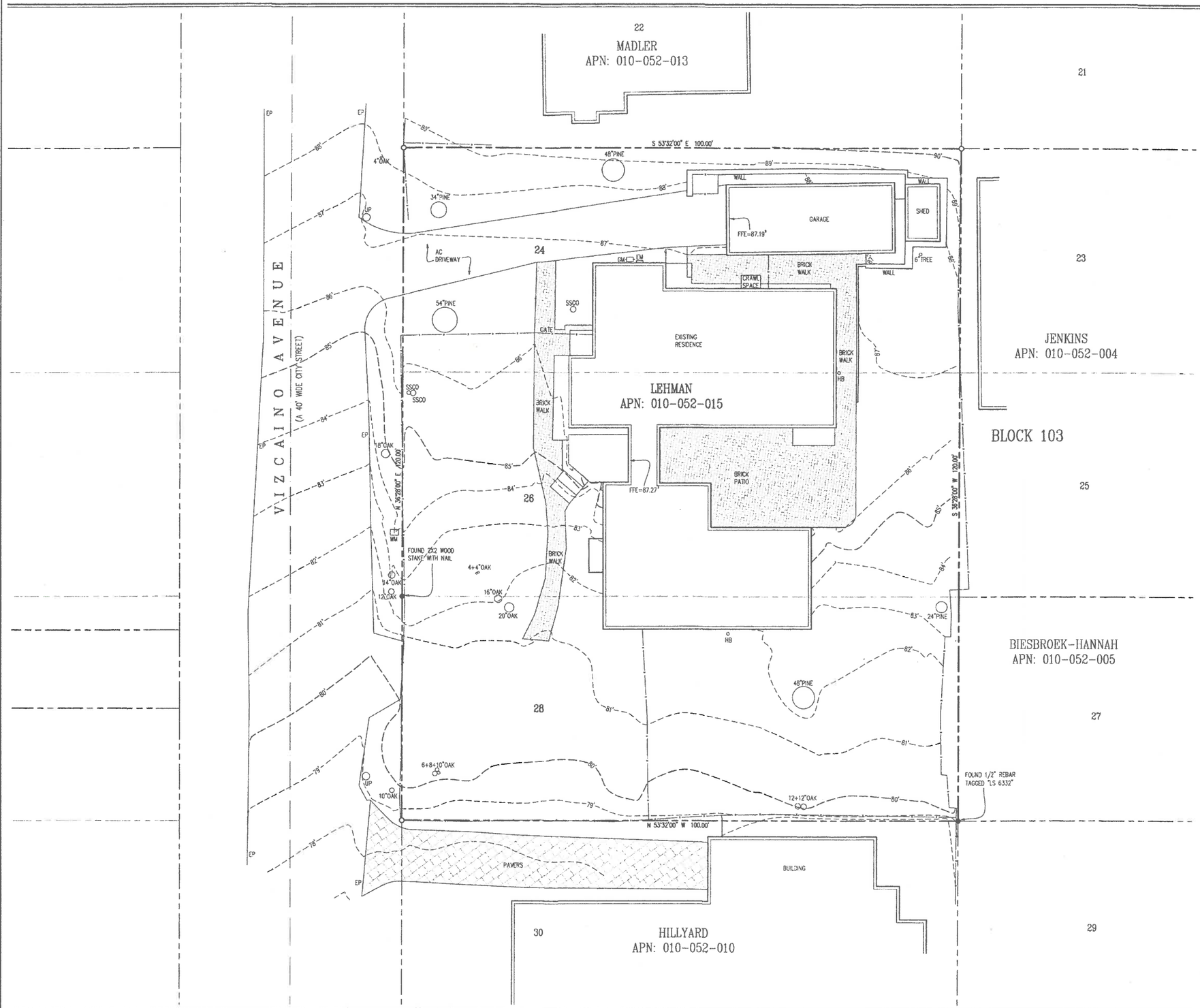

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 87.27'.
5. ● DENOTES A FOUND MONUMENT.
6. ○ DENOTES A SET MONUMENT. TAGGED "LS 7771".
7. A CORNER RECORD WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE MONUMENTATION SET WITH THIS BOUNDARY SURVEY.

LEGEND:

—·—·—·—	FENCE LINE
AC	ASPHALTIC CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
GM	GAS METER
HB	HOSE BIB
SSCO	SANITARY SEWER CLEAN OUT
UP	UTILITY POLE
WM	WATER METER

LICENSED LAND SURVEYOR SUSAN C. WILSON 5207 STATE OF CALIFORNIA

10/21/2015

TOPOGRAPHIC SURVEY

OF

LOTS 24, 26, & 28, BLOCK 103
ADDITION No.5 CARMEL-BY-THE-SEA
VOLUME 2, CITIES & TOWNS, PAGE 22

CITY OF CARMEL — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
GAIL LEHMAN

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B — Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 8' — JOB No. 15-038 — MARCH 2015
FIELD: AL & JMS — DRAWN BY: JMS UPDATED OCTOBER, 2015

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

EXISTING SURVEY

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/17/2016

SHEET
A10

LEHMAN / SIEGFRIED PLN V1

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of a Track 1 Design Study referral (DS 16-023) for alterations to an existing residence located in the Single-Family Residential (R-1) and Beach and Riparian Overlay District.

Recommendation:

1.) Deny the applicant's proposal to replace an existing 7-foot-high wood fence with a 3-foot-high stucco retaining wall topped by a 3-foot-high wrought-iron fence.
2.) Determine the appropriate action regarding the proposal to revise the design to convert the wood railings to wrought-iron.

Application: DS 16-023 (Salehi) **APN:** 010-221-018
Block: 31 **Lot**: 20
Location: NE corner of Monte Verde and 3rd Avenue
Applicant: Mark Thompson **Property Owner:** Amir Salehi

The project site is a 4,000-square foot property located at the north-east corner of Monte Verde and 3rd Avenue and is developed with a 2,258.5 square-foot, two-story, single-family residence. The property was built in 1973 and is 43 years old and thus lacks sufficient age to be considered historic.

On April 8, 2015, staff approved a Design Study (DS 15-093) application for the replacement of the existing wood-shingle siding with board-and-batten siding, installation of new unclad wood windows and doors, installation of a new wood-shingle roof, construction of a new stone chimney on the south elevation, and the removal of 75 square feet of site coverage. On July 30, 2016, staff approved a Design Study (DS 15-216) to revise the proposed board and batten wood siding to stucco.

On January 20, 2016 the applicant submitted a Design Study application proposing the replacement of an existing seven-foot-high wood fence with a three-foot-high cement plaster (stucco) retaining wall topped by a three-foot-high wrought-iron fence along the property's west property line facing Monte Verde. The applicant is also proposing to revise the originally-approved design by replacing the wood railings on the decks and balconies with wrought iron.

Staff has referred this application for Planning Commission review because the height of the proposed wall/fence exceed what is allowed by the Municipal Code and the design does not comply with the Residential Design Guidelines. The Commission may consider whether the proposal is consistent with the Municipal Code and Residential Design Guidelines.

Staff analysis:

Wall/Fence Design:

According to CMC 17.10.030(E): Fences located within the front or side setback facing the street may be 4 feet in height. "*These limits shall not be altered through Design Review by the Planning Commission"* and *"Existing fences and walls may be rebuilt if damaged or deteriorated without conforming to current height limits upon submittal of plans and photographs documenting existing heights and materials prior to demolition. The director may approve the rebuilding as long as heights are not increased."*

The applicant is proposing to replace an existing 7-foot-high wood fence with a 3-foot-high cement plaster retaining wall topped by a 3-foot-high wrought-iron fence. The wall and fence are proposed to be located on a slope in which the property's grade is approximately 2 ½ feet higher than the grade on the street-facing side of the wall and approximately 6 feet higher than the street-level grade. The total height of the wall and wrought-iron fence would be 6 feet as measured to the grade on the lower side of the fence. The retaining wall topped by a wrought-iron fence is proposed to extend for 67 linear feet along Monte Verde Avenue.

The Municipal Code grants authority to the director (or Planning Commission) to approve the replacement of a fence at its non-conforming height. The code indicates that this decision is discretionary. Staff does not support the replacement of this fence at its non-conforming height because the proposed design is not consistent with the Residential Design Guidelines. With regard to fence design, Design Guideline 11.2 encourages the use of grapestakes or wood pickets, and states that *"ornate, Victorian wrought iron and chain link fences are inappropriate."*

Staff could support a replacement wall/fence at a non-conforming height that is more consistent with the guidelines. Alternatives designs that would comply include:

1) Construction of a 3-foot high retaining wall, with a 3- to 4-foot-high wood fence stepped back from the top of the wall approximately 8-12 inches to enable the height of the fence and wall to be measured separately. Staff notes that the wall could consist of stone to match the residence rather than stucco.

2) Reconstruction of a 6-foot high wood fence as an in-kind replacement of the existing 7-foot high wood fence.

Deck/Balcony Railings:
Residential Design Guideline 9.2 states an objective to *"avoid overly ornate details"* and Guideline 9.6 encourages the use of wood siding, and states that *"stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block."*

Staff approved the conversion of this residence (DS 15-216) from wood to stucco because the finish details still included natural rustic materials such as stone at the base and wood around the windows and on the railings. In staff's opinion, the proposal to replace the wood railings with wrought iron shifts the design of the residence further from the recommendations of the Residential Design Guidelines. The issue of the railings on the residence being inconsistent with the Design Guidelines is augmented by the proposed stucco wall/wrought-iron fence design. The Commission should consider whether wrought iron railings should be used on the residence.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project consists of the replacement of the existing 7-foot high fence with a retaining wall and fence and the replacement of railing and paving materials, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:
Attachment A – Site Photographs
Attachment B – Project Plans

Attachment A - Site Photographs

Front elevation of the residence currently under construction

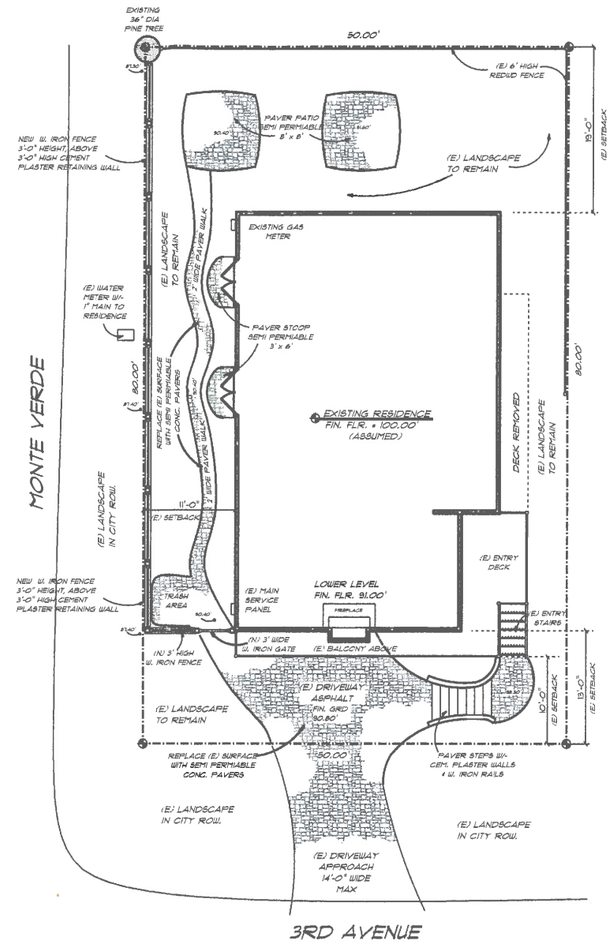
Existing 7-foot-high wood fence at the property's west elevation and the proposed location for the 3-foot high retaining wall topped by a 3-foot-high wrought-iron fence

Existing 7-foot-high wood fence at the property's west elevation and depiction of elevation of street level

West side yard of the residence

Location of balcony railings on the 2nd-story west elevation of the residence

Location of proposed wrought-iron railings on the 2nd-story wood deck of the residence



REVISED SITE PLAN

SCALE: ... 1/8" = 1'-0"

N

GRAPHIC SCALE

REVISION

APR 04 2016

City of Carmel-by-the-Sea
Planning & Building Dept.

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PROJECT DESCRIPTION

EXTERIOR CHANGES TO INCLUDE, REMOVE WOOD DECK RAILS AND REPLACE WITH WROUGHT IRON RAILING. REMOVE EXISTING OLD WOOD FENCE AND REPLACE WITH NEW RETAINING WALL AND WROUGHT IRON FENCE WALL TO BE HAVE CEMENT PLASTER FINISH. FINISHED FENCE HEIGHT TO MATCH EXISTING FENCE HEIGHT. REMOVE ALL EXISTING NON PERMIABLE SITE COVERAGE AND REPLACE WITH SEMI PERMIABLE PAVERS.

SITE DATA

SITE INFORMATION TAKEN FROM DRAWINGS PREPARED BY DOUG JONES IN DECEMBER OF 1972, IN ADDITION TO FIELD MEASUREMENTS & INFORMATION PROVIDED BY OWNERS.

OWNERS: AMIR & ELMIRA SALEHI
16055 ROSE AVE., LOS GATOS, CA 95020

APN: 010-221-018-000
LOT SIZE: ..... (4000 SQ. FT.) .09 ACRES

PROJECT ADDRESS:
N.E. CORNER OF MONTE VERDE & 3RD, CARMEL, CA 93921
FLOOR AREA:
(E) RESIDENCE: ..... 1851 SQ. FT.
(E) GARAGE ..... 407.5 SQ. FT.
(E) GROSS FLOOR AREA: ..... 2,258.5 SQ. FT.
(NO CHANGES TO (E) FLOOR AREA)
TOTAL AREA ALLOWED..... 1800 SQ. FT.

SITE COVERAGE:
(E) PATIOS & WALKWAYS: ..... 548 SQ. FT.
(E) DRIVEWAY: ..... 117 SQ. FT.
(E) REDWOOD DECKS ..... 288 SQ. FT.
EXISTING SITE COVERAGE: ..... 953 SQ. FT. 23%
PROPOSED SITE COVERAGE.... 878 SQ. FT. 21.9%
TOTAL COVERAGE ALLOWED ..... 556 SQ. FT.
OCCUPANCY GROUP: R3/U
CONSTRUCTION TYPE: ..... V/B
FIRE SPRINKLERS REQUIRED: ..... YES
(DIFFERED SUBMITTAL FOR DESIGN DRAWINGS)
PARKING: ..... 1 SPACES
(1 COVERED, 0 UNCOVERED)

GRADING / DRAINAGE

GRADING FOR PROJECT TO BE LESS THAN 100 CUBIC YARDS CUT OR FILL. SLOPE ALL FINISH GRADES AT NEW CONSTRUCTION 5% MIN. AWAY FROM BUILDING. GRADING LIMITED TO FOOTINGS & PAD FTG'S, WITH MINIMAL GRADING AT DRIVEWAY AND FRONT ENTRY. (0 CU.FT. CUT, 0 FILL)

ALL NEW ROOF SYSTEM DRAINAGE TO TIE INTO 4" FRENCH DRAINS AND DRAIN INTO (E) AREA DRAINAGE SYSTEM AND LANDSCAPE AREAS.

WINTER GRADING

THE FOLLOWING MEASURES MUST BE TAKEN DURING WINTER OPERATIONS, OCTOBER 15 THRU APRIL 15:

DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWN-HILL PROPERTIES.

RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORDINANCE 2806-16.12.090) & CITY OF CARMEL STANDARDS SEE SHEET E1 FOR BEST MANAGEMENT PRACTICES.

BUILDING CODES

ALL WORK SHALL CONFORM TO THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, (BASE CODE 2012 IBC) MECHANICAL, (2013 CMC) PLUMBING, (2013 CPC), ELECTRICAL CODE, (2013 CEC), FIRE, (2013 CFC) STATE OF CALIFORNIA TITLE 24 ENERGY CODES, (2013 BUILDING ENERGY EFFICIENCY STANDARDS) AND ALL APPLICABLE CODES/ ORDINANCES OF THE CITY OF CARMEL AND STATE OF CALIFORNIA.

THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL CODE, AND THE CALIFORNIA GREEN BUILDING CODE (CGBC). REFER TO SHEET C1 FOR MANDATORY FEATURES.

REVISIONS	BY

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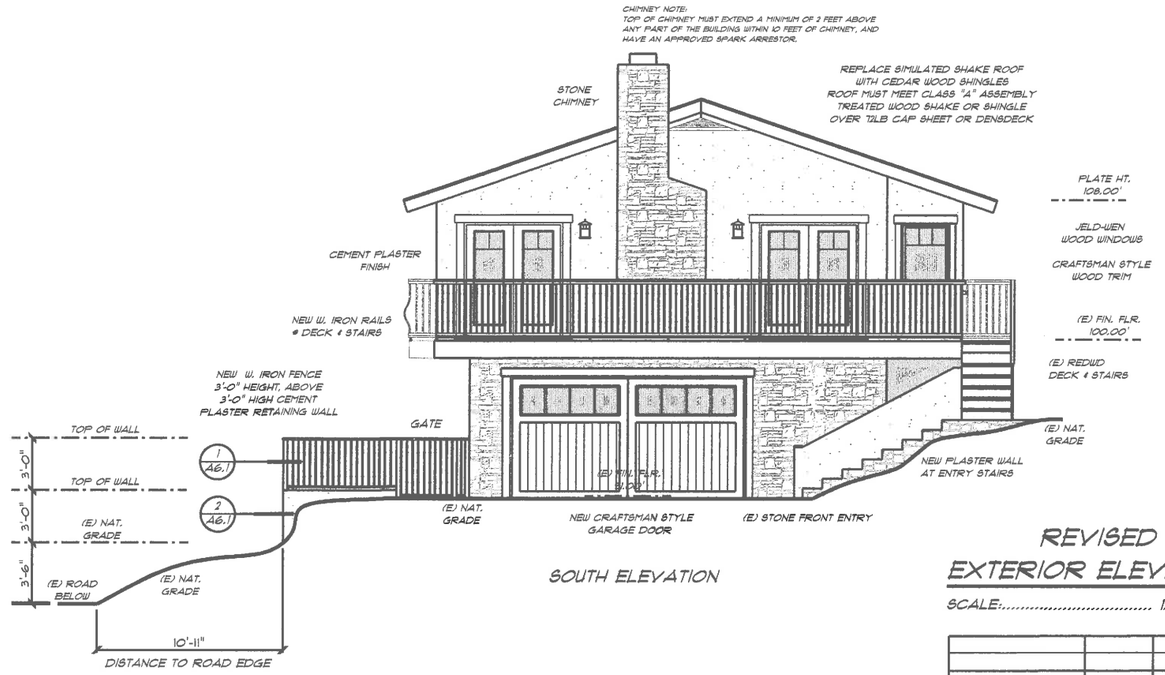
markthompsondesign@sbcglobal.net

SALEHI RESIDENCE
N.E. CORNER MONTE VERDE & 3RD
CARMEL, CALIFORNIA
APN: 010-221-018-000

DRAWN BY: M. THOMPSON
CHECKED BY: M. T.
DATE: 20 JANUARY, 2016
SCALE: AS NOTED
JOB No.:

SHEET No.
A1
263
OF 19 SHEETS



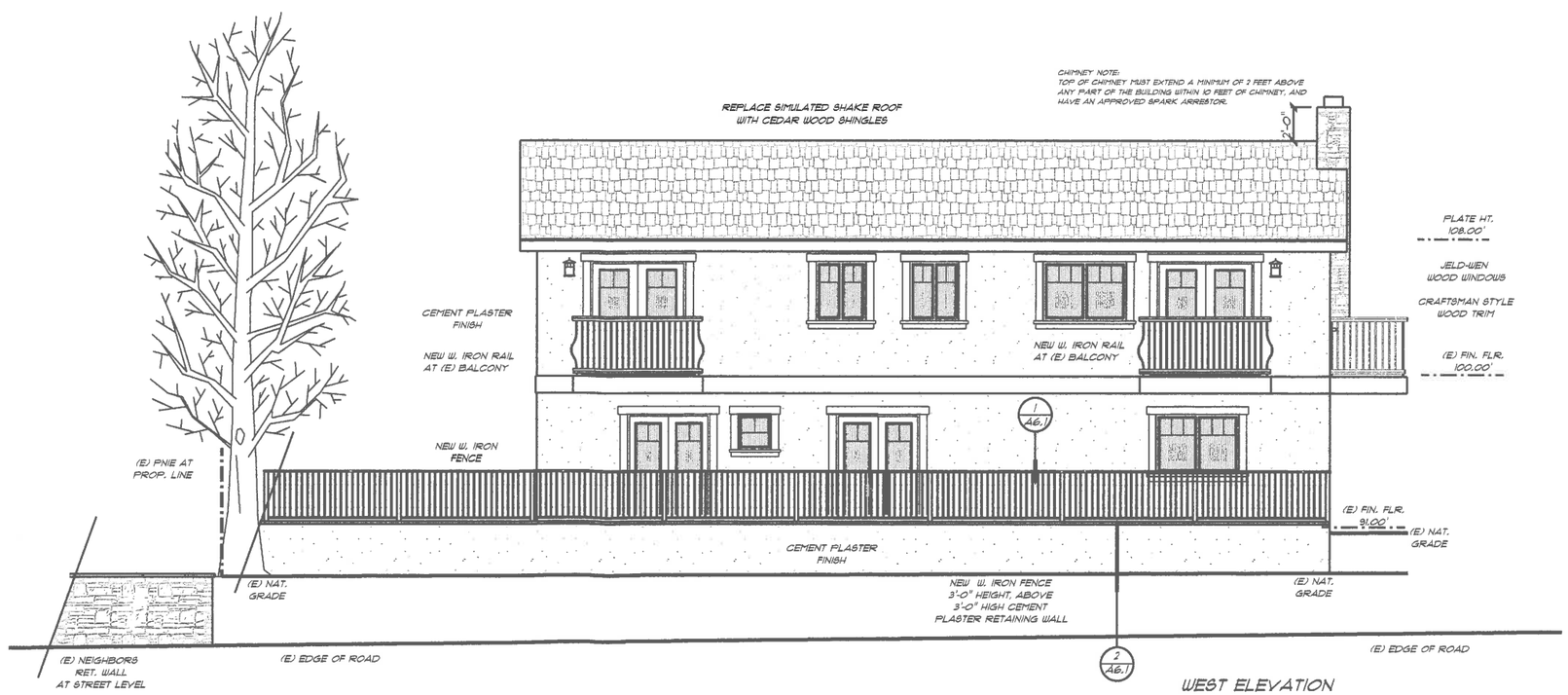
SOUTH ELEVATION

REVISED EXTERIOR ELEVATIONS

SCALE:..... 1/4" = 1'-0"

16 8 4 0

GRAPHIC SCALE



WEST ELEVATION

REVISIONS	BY

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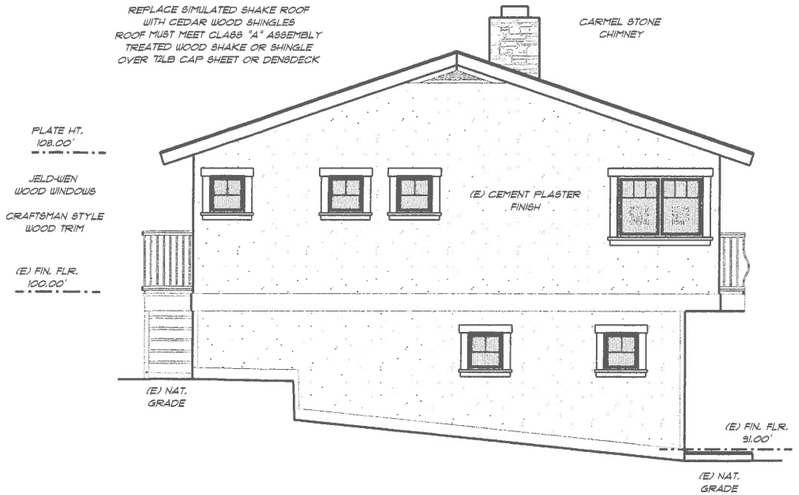
APN: 010-221-018-000

DRAWN BY: M. THOMPSON
CHECKED BY: M. T.
DATE: 20 JANUARY, 2016
SCALE: AS NOTED
JOB No.:

SHEET No. A5

OF 19 SHEETS

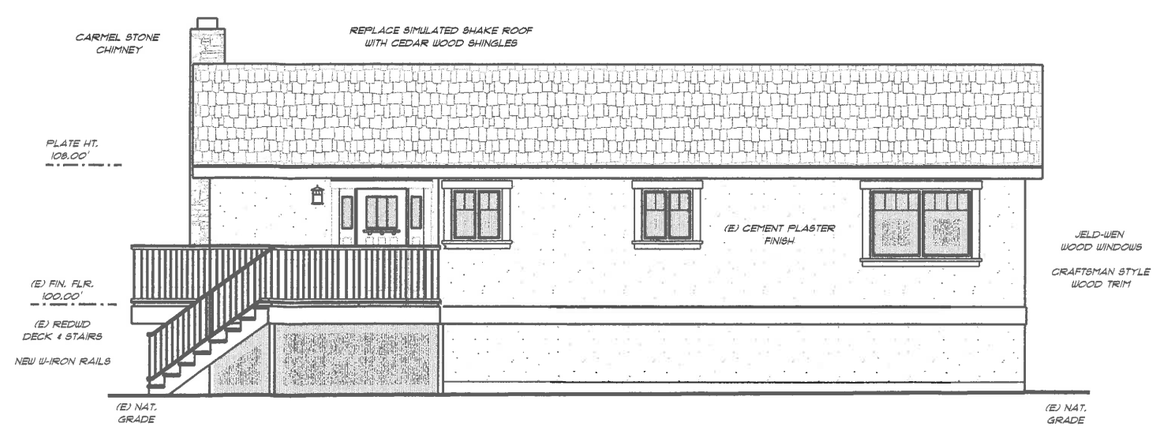


NORTH ELEVATION

REVISED
EXTERIOR ELEVATIONS

SCALE:..... 1/4" = 1'-0"

GRAPHIC SCALE



EAST ELEVATION

REVISIONS	BY

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DRAWN BY: M. THOMPSON
CHECKED BY: M. T.
DATE: 20 JANUARY, 2016
SCALE: AS NOTED
JOB No.:

SHEET No.
A6
OF 19 SHEETS

FOUNDATION NOTES:

1. EXISTING CONDITIONS: CONTRACTOR SHALL VERIFY THAT EXISTING CONDITIONS, AND FRAMING ARE AS SHOWN. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. ALL NEW WORK AND FINISHES ARE TO MATCH EXISTING U.O.N. OR SPECIFIED.

2. CONCRETE STRENGTH: ALL CONCRETE AND GROUT SHALL BE REGULAR WEIGHT (145 pcf) and DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT AGE 28 DAYS .

   CONCRETE BLOCKS: CONCRETE MASONRY UNITS SHALL BE NATURAL GREY, HOLLOW, OPEN-END UNITS SUITABLE FOR BEARING WALL CONSTRUCTION. UNITS SHALL BE GRADE N-1 CONFORMING TO A.S.T.M. C-90, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI. ALL CELLS SHALL BE GROUTED SOLID.

3. ALL REINFOIRCING SHALL CONFORM TO A.S.T.M. GRADE 40. ALL REINFORCING, VERTICAL AND HORIZONTAL SHALL BE SECURELY TIED IN PLACE TO CLEARANCES AS SPECIFIED PRIOR TO POURING CONCRETE. TIE HORIZONTAL REINFORCING TO VERTICAL REINFORCING AS WORK PROGRESSES.

4. ALL REQUIRED SHORING SHALL BE THE SOLE RESPOSIBILTY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AS REQUIRED UNTIL ALL WORK IS COMPLETE.

5. FOUNDATION: ALL NEW FOOTINGS SHALL BEAR ON FIRM, NATIVE, UNDISTURBED SANDY SOIL AND HAVE A MINIMUM BEARING CAPACITY OF 1500 PSF, SOIL TYPE 4 OF TABLE 1806.2 OF THE C.B.C. THE CONTRACTOR SHALL VERIFY THAT EXISTING SOIL CONDITIONS ARE AS ASSUMED. NOTIFY ENGINEER IF EXISTING SOIL IS DIFFERENT PRIOR TO LAYING ANY STEEL OR POURING ANY CONCRETE.

6. BOLTS: ALL BOLTS SHALL CONFORM TO A.S.T.M A307.

   STEEL: ALL MISC. STEEL SHALL CONFORM TO A.S.T.M. A36

7. LUMBER: ALL LUMBER SHALL CONFORM TO THE RULES OF A RECOGNIZED GRADING AGENCY AND TABLES 4D THROUGH 4F OF THE N.D.S.
   ALL JOISTS SHALL BE DF. LARCH NO. 2 OR BETTER.
   ALL BEAMS SHALL BE DF. LARCH NO. 1 OR BETTER.
   ALL POSTS SHALL BE DF. NO. 2 OR BETTER.
   GLULAM BEAMS: ALL GLULAM BEAMS (GLB'S) SHALL HAVE A COMBINATION SYMBOL OF 24F- V4, CANTILEVERED BEAMS SHALL BE 24F- V4 DF/DF U.O.N. ON PLAN.
   PARALLAMS SHALL BE 2.0E PARALLAM PSL.
   MICROLLAMS SHALL BE 1.9E MICROLLAM LVL.
   ALL LUMBER WITHIN 8" OF EARTH, OR EXPOSED TO THE WEATHER, IN CONTACT WITH EARTH, CONCRETE BLOCKS OR CONCRETE SHALL BE PRESSURE-TREATED, (P.T.)
   ALL FRAMING LUMBER SHALL HAVE A (MAXIMUM MOISTURE CONTENT OF 19%) AT THE TIME OF INSTALLATION OR INCORPPORATING THE LUMBER INTO THE STRUCTURE.

8. NAILING: ALL NAILS SHALL BE COMMON WIRE NAILS AND ALL NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE C.B.C.

9. HARDWARE: ALL FRAMING HARDWARE SHALL BE BY SIMPSON COMPANY OR EQUAL.

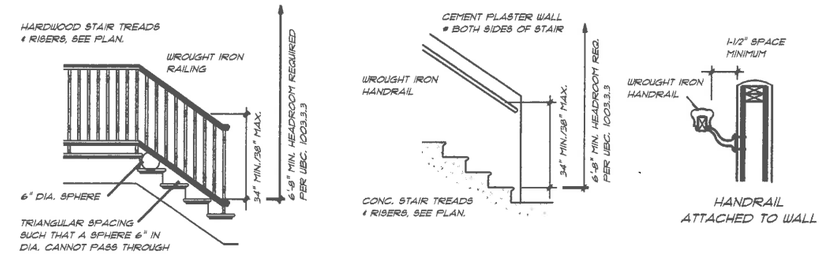
10. BACKFILLING: THE CONTRACTOR SHALL NOT BACKFILL BEHIND RETAINING WALLS UNTILL ALL CONCRETE HAS CURED AND REACHED DESIGN STRENGTH, SEVEN DAYS MINIMUM. THE CONTRACTOR SHALL NOT USE ANY HEAVY CONSTRUCTION EQUIPMENT TO BACKFILL BEHIND WALL. COMPACTION SHALL BE PERFORMED WITH HAND TAMPERS OR SMALL COMPACTION EQUIPMENT UNLESS APPROVED IN WRITING BY THE ENGINEER.

11. CORROSION PROTECTION: ALL EXPOSED METAL, BOLTS AND NAILS SHALL BE GALVANIZED OR PROTECTED BY AN APPROVED EQUAL. ALL STEEL, SUCH AS A.B.'s, WASHERS AND NAILS AND ALL FRAMING HARDWARE SUCH AS HANGERS, POST CAPS AND POST BASES, IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED WITH A MINIMUM COATING OF G90, 0.90 oz PER SQ. FT.

12. EPOXY GROUT: EPOXY GROUT SHALL BE "SIMPSON SET-XP", STRUCTURAL EPOXY-TIE ANCHORING ADHESIVE, ICC-ES ESR-2508. CONTRACTOR SHALL DRILL HOLE, CLEAN HOLE, MIX GROUT AND INSTALL DOWELS AS RECOMMENDED BY MANUFACTURER.

13. TEMPORARY SHORING: ALL REQUIRED SHORING SHALL BE THE SOLE RESPOSIBILTY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AS REQUIRED UNTIL ALL CONCRETE HAS CURED AND REACHED DESIGN STRENGTH. CONTRACTOR TO PROVIDE THE BUILDING DEPARTMENT WITH A SHORING PLAN. "DEFERRED SUBMITTAL"

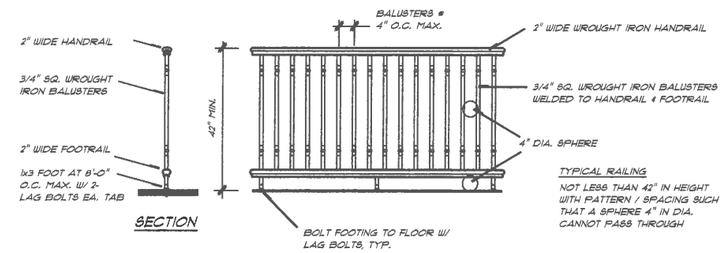
14. DRAINAGE: CONTRACTOR SHALL PLACE DRAINAGE AND GRAVEL BEHIND WALL AS SHOWN ON DETAILS. GRAVEL BACKFILL SHALL BE 12" WIDE AND EXTEND FROM FOOTING TO WITHIN 18" OF FINISHED GRADE. EXTEND DRAINPIPE FROM RETAINING WALLS TO DAYLIGHT AND DISCHARGE AT A SUITABLE AND LEGAL SITE.



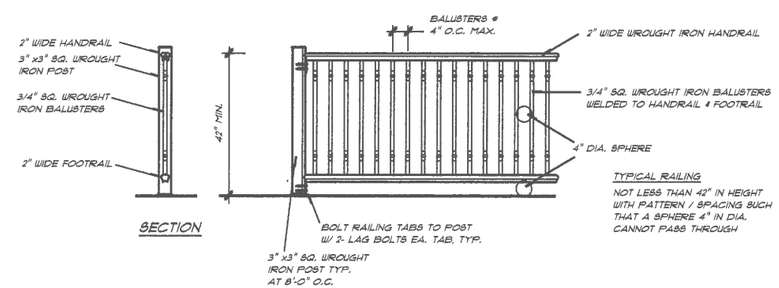
STAIR / BALUSTER STYLES ARE SCHEMATIC ONLY -- CONTRACTOR TO COORDINATE STYLES / FINISHES WITH OWNER

ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE

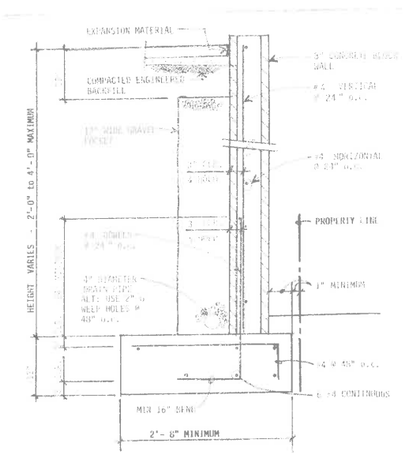
STAIR RAILINGS
NOT TO SCALE



BALCONY RAILING
NOT TO SCALE



1 FENCE RAILING
NOT TO SCALE



2

RAIL & FENCE DETAILS

REVISIONS	BY

MARK THOMPSON DESIGN
P.O. BOX 2171, MONTEREY CA 93942
(831) 899 7981 PH (831) 899 7900 FAX
markthompsondesign@sbcglobal.net

SALEHI RESIDENCE
N.E. CORNER MONTE VERDE & 3RD
CARMEL, CALIFORNIA
APN: 010-221-018-000

DRAWN BY: M. THOMPSON
CHECKED BY: M. T.
DATE: 20 JANUARY, 2016
SCALE: AS NOTED
JOB No.:

SHEET No. A6.1
OF 19 SHEETS

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

April 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Subject: Consideration of a review of the FY 2016/17 Capital Improvement Plan (CIP) for consistency with the General Plan.

Recommendation:

Adopt Resolution 16-01 determining that the City's FY 2016/17 Capital Improvement Plan is consistent with the General Plan.

Background and Project Description:

The purpose of the Capital Improvement Plan (CIP) is to provide the City Council and the public with a comprehensive document that lists new construction and or major maintenance to City infrastructure. These projects include such things as buildings, roads, equipment acquisitions, and facility enhancements. The CIP (included as Attachment B to this staff report) is a budgeting and strategic planning tool intended to address the City's capital needs.

The CIP identifies each project's scope, justification, and budget considerations. Projects recommended for funding for Fiscal Year (FY) 16/17 are identified in the CIP. The list includes carryover projects from FY 15/16, several new projects, and equipment replacement. Staff notes that a detailed description of the carry-over projects is not included in the FY 16/17 CIP. Attachment C includes a matrix identifying the permitting requirements for each project.

California Government Code 65401 and Carmel Municipal Code (CMC) Section 17.52.060 require that the CIP be reviewed by the Planning Commission for a determination of consistency with the General Plan. Staff notes that State law does not require that a CIP be consistent with the General Plan, only that a review of consistency has been performed. The purpose of this hearing is to consider whether the CIP is consistent with the General Plan.

***Review Process*:** The Commission's role is to determine if the proposed CIP is consistent with the General Plan, not to recommend specific projects to the City Council or to discuss the financial aspects of the plan. For example, the General Plan includes a policy that prohibits commercial activity on the beach. If a project in the CIP included the construction of commercial facilities on the beach, the Commission would indicate that the CIP was not consistent with the General Plan.

Staff analysis:

Staff has included an analysis on the FY 2016/17 CIP's consistency with the General Plan. The analysis includes five general categories below and includes a recommendation as to the consistency of these projects with the General Plan.

The five categories are:

1. Streets, Sidewalks, and Public Works
2. Parks and Trails
3. Forest, Beach, and Shoreline Projects
4. Water Conservation
5. Facilities

Streets, Sidewalks, and Public Works Projects: This category includes the patching and overlay of various streets identified within the Nichols Pavement Management Study (2013). Street improvement priorities identified in the Nichols Study were based on street condition, as determined by each street's Pavement Condition Index.

- Bikeway Projects
- Streets and Road Projects – p. 302
- Sidewalk Repair – p. 303

Analysis: The Circulation Element of the General Plan encourages providing and maintaining a transportation system that promotes the orderly and safe transportation of people and goods while preserving the residential character and village atmosphere of Carmel (G2-1); maintaining the current street configurations (P2-1); and implementing road maintenance and reconstruction practices that will preserve the hand-made appearance of City streets (P2-4). The proposed street projects are consistent with these goals and policies.

In addition to street and sidewalk improvements, the Circulation Element encourages the City to evaluate alternative modes of transportation (P2-29) and to work with appropriate agencies to seek funding for pedestrian and bicycle projects (P2-30). The proposed bikeway project at Larson Field/Rio Park meets these policy goals.

Parks and Trails: The following projects are identified for the restoration and management of parks and natural areas:

- Mission Trail Nature Preserve (MTNP) Mt. View Entry
- Mission Trail Nature Preserve (MTNP) Improvements – p. 306

Analysis: The Open Space and Conservation Element encourages the unique natural beauty and irreplaceable natural resources of Carmel to be protected, conserved, and enhanced (G7-1). As referenced in the General Plan, the removal of invasive species within the MTNP is supported in the MTNP Master Plan. Providing safe access for the City's parkland is supported by the City's Coastal Resource Management Element (G5-3 and O5-8). The proposed parks and trails projects are consistent with these goals.

Forest, Beach, and Shoreline Projects: The following projects are identified for the restoration and management of forest, beach, and shoreline areas:

- Beach Fire Management
- Waterfront Signs
- Shoreline Assessment and Implementation
- Scenic Landscaping Priority Areas – p.310
- Dunes Habitat Restoration – p.309
- Beach Stair Maintenance – p.307
- Shoreline Landscape Barriers - p.311

Analysis: The Open Space and Conservation Element encourages the unique natural beauty and irreplaceable natural resources of Carmel to be protected, conserved, and enhanced (G7-1). Providing safe access for the City's parkland is supported by the City's Coastal Resource Management Element (G5-3 and O5-8), as is the restoration of beach access infrastructure and damaged vegetation (P5-8). The proposed beach stair maintenance and landscape restoration projects are consistent with these goals. Supporting diverse, non-commercial beach activities, including beach fires in appropriate locations, while minimizing environmental impacts (i.e. propane only) is supported in the Shoreline Management Plan, an Appendix to the City's General Plan/Local Coastal Plan. The Coastal Resource Management Element encourages

mitigating degradation to the beach and the ocean caused by public use and natural forces; and encourages the establishment and implementation of a comprehensive shoreline management program (G5-2). As referenced in the General Plan, the removal of invasive species within the North Dunes area is supported in the Shoreline Management Plan. The beach and shoreline projects are consistent with these goals and objectives.

Water Conservation: The following projects are identified for the conservation and supply of water resources:

- Small Water Projects
- 4th Ave Irrigation Meter – p. 308

Analysis: The Land Use Element encourages water conservation and promotes increasing the City's available water resources and water quality (G1-6). The Open Space and Conservation Element encourages the improvement of water conservation and promotes water management techniques (O7-6). The proposed water resource projects are consistent with these goals.

Facilities: The following projects are identified under the category of facilities, for maintenance and/or upgrades:

- ADA Facilities Survey and Transition Plan
- Safety Improvements
- Vista Lobos Community Room Roof
- Sunset Center Repairs and Enhancements
- Police Department Renovations – p. 298
- Parking Branch Library Repairs and Enhancements - p. 294-297

Analysis: The Public Facilities and Services Element encourages the City to provide adequate levels of public services and facilities to serve the needs of the community (06-2), including facilities that provide parking and City services; and encourages the maintenance of primary social and cultural facilities, including the Sunset Center and Forest Theater, to exemplify the highest standards for the community and to provide public services to ensure each resident a safe, healthful, and attractive living environment (G6-1). Other policies support the maintenance and enhancement of services provided by the Harrison Memorial Library to the residents of Carmel-by-the Sea and surrounding areas (P6-7). The proposed maintenance projects are consistent with these goals and policies.

ATTACHMENTS:

- Attachment A – Planning Commission Resolution 16-01
- Attachment B – Capital Improvement Plan FY 2016/17
- Attachment C – Permitting Requirement Matrix

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
RESOLUTION NO. 2016-01

CONSIDERATION OF A RESOLUTION TO DETERMINE THAT THE PROPOSED CAPITAL IMPROVEMENT PLAN IS CONSISTENT WITH THE CITY'S GENERAL PLAN

WHEREAS, The City of Carmel-by-the-Sea is a unique coastal community that prides itself on its community character; and

WHEREAS, the City has adopted a General Plan and Municipal Code that strive to protect the village character through clear policies and regulations; and

WHEREAS, pursuant to Government Code Sections 65401 and 65402, the Capital Improvement Plan (CIP) for Fiscal Year 2016/17 was reviewed by the Planning Commission; and

WHEREAS, the Planning Commission has determined that the proposed CIP is consistent with the General Plan; and

WHEREAS, the determination of consistency does not approve, deny, or modify any of the projects outlined in the CIP; and

WHEREAS, the act of determining General Plan consistency will have no impact on the environment and is not considered a project requiring compliance with the California Environmental Quality Act (Section 21065 of the California Public Resources Code).

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA does hereby:

Determine that the 2016/17 Capital Improvement Plan is consistent with the City's General Plan.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of April 2016, by the following roll call vote:

AYES:
NOES:
ABSENT:

ATTEST: SIGNED:

_____ _____
Cortina Whitmore, Secretary Don Goodhue, Chair

Attachment B

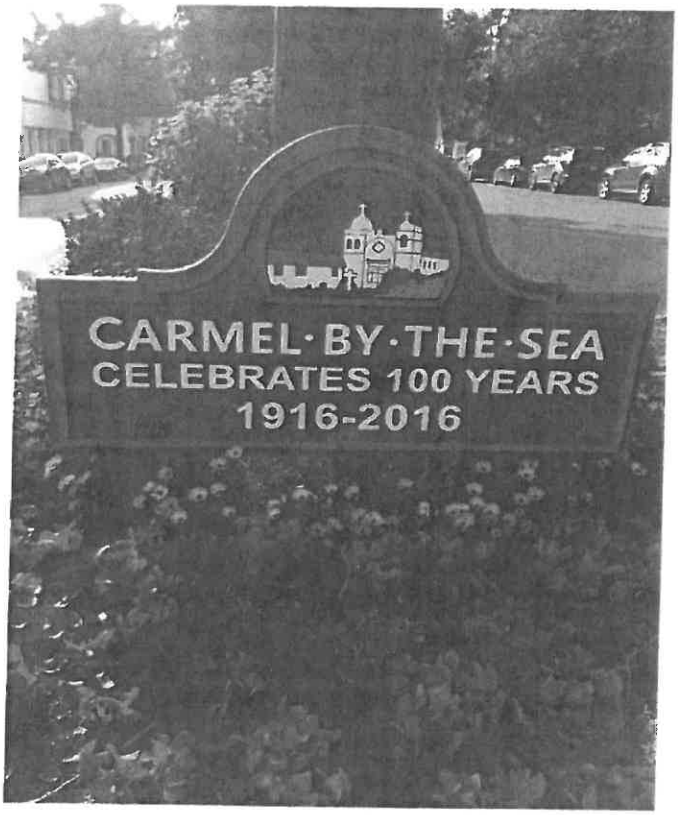
City of Carmel-by-the-Sea

Fiscal Year

2016 – 2017

PROPOSED

Capital Improvement Plan



City of Carmel-by-the-Sea
POST OFFICE BOX CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2000

Mayor Burnett and
Members of the City Council
Carmel by the Sea, CA 93921

Re: Fiscal Year 2016/17 Capital Improvement Plan

Mayor Burnett and Members of the City Council,

I am pleased to present the City's Fiscal Year 2016/17 draft Capital Improvement Plan (CIP) to the City Council to utilize in reviewing and prioritizing capital projects. The City's CIP is a budgeting and strategic planning tool intended to address the City's capital needs and is based on public benefit, available funding, and funding restrictions. It is guided primarily by the City's mission statement, as enunciated in Ordinance No. 96, as well as a series of contemporary policy documents.

This year, the list of specific capital projects is intended to rebuild the foundation of the organization enterprise-wide to address: 1) deferred infrastructure and natural asset maintenance and improvement, 2) deferred structural facilities maintenance and improvement, and 3) deferred investment in overdue technological systems.

Focusing on the foundational aspects in these areas will help to ensure that future improvements and investments are built on the most contemporary systems, and that unnecessary future expenses will not be incurred. For example, staff proposes employing foresight and empirical analysis to overlay certain street segments now, instead of having to re-build the same in the future. Staff also proposes to update our computer systems to add efficiency and transparency to our work, instead of continuing to patch together disparate systems that have lost their usefulness and/or are challenging to maintain.

The fiscal value drivers overlaying each of the specific project recommendations are intended to provide: 1) efficiency throughout the organization and support for processes that provide effective service utilizing taxpayer money, and 2) appropriate spending of Measure D funds consistent with the voter-approved initiative.

The list of proposed capital improvements support one or more of the following community objectives established by the City Council at its January 5, 2015 Special Meeting: 1) Character Preservation, 2) Organizational Effectiveness, and/or 3) Long-Term Economic Vitality and Sustainability. Below are listed the three objectives with brief key initiative descriptions for each, as well as examples of the capital projects that are planned to achieve the objectives.

Community Character

In order to support the objective of preserving community character, Council adopted an initiative that includes preservation and enhancement of the beach, parks, public space, and forest assets through thoughtful policies, public dialogue, and active partnerships with community groups and strategic partners. The Council directed staff to work to preserve and maintain the Village character and promote sustainability of the City through clear land use policies, appropriate zoning regulations, detailed design guidelines, and equitable and consistent code compliance efforts.

Specific projects that are proposed to support meeting this objective are necessary improvements at Sunset Center and both library buildings. Also included are the implementation of the Mission Trails Nature Preserve Master Plan, dune habitat restoration, and Scenic Road landscaping and pathway improvements. These projects will preserve and enhance both the built and natural assets of the Village and enhance and promote the social and economic well-being of the community.

Organizational Effectiveness

The second objective identified by Council was a focus on organizational effectiveness achieved through building an institution that enhances performance, delivers high-quality customer service, and meets internal operational objectives. Staff has undertaken meeting this objective through the use of policy planning and management systems to continue to drive the organization to meet adopted Council goals by the most effective means possible.

Projects that staff proposes to meet this objective include: the implementation of an agenda and records management system to automate and reduce agenda packet preparation time and distribution, as well as increase transparency and access to government work; several information systems upgrades, a part of the key "rebuilding" projects, which will provide the City with a more secure and stable information infrastructure on which to build in future years; and new City of Carmel-by-the-Sea website, which will represents a hallmark project under this organizational goal. Importantly, staff also proposes a replacement audio-visual system in the Council Chamber to provide better accessibility of public meetings to the viewing public.

Long-Term Vitality and Sustainability

The third key goal adopted by the Council was to support the long-term vitality and sustainability of the organization. Although this goal is wide ranging in its scope, the focus is retaining a sustainable and regionally vital community. It directs the City to effectively manage revenue sources to support services to the community, focusing on 1) enhancing the quality of life for residents, 2) marketing the community as a destination for the arts and ecotourism, 3) maintaining a regional community leadership role, and 4) promoting the City for the social and economic well-being of current and future generations.

The projects undertaken to meet this objective are those that enhance the natural beauty of our built environment, ensure the safety of the City's assets, and repair and maintain infrastructure including: a significant investment in pavement - $814,000, which is supported by empirical data from the City's pavement management system, as well as more subjective measures such as roadway appearance and traffic volumes, installation and utilization of an irrigation meter on 4th Avenue for landscape watering, rebuilding of beach stairs and repair/replace shoreline landscape barriers, and the design for significant repairs and renovation that are long overdue at the Police Department facility.

Capital Improvement Program Summary

The City will have completed 13 projects by June 30, 2016 including:

- Sunset Center Roof Repairs
- Carmel Youth Center Repairs
- Parking Management Study
- Sunset Center Planter Reconstruction
- Sunset Center Parking Lot Wall
- Streets and Road Projects
- Sidewalk Repair
- Dolores Street Sidewalk
- Carpenter Street Drainage & Paving
- North Dunes Restoration
- Streets & Roads (PG&E Related)
- Sunset Center Master Plan
- Forest Theater Renovation

In addition to 14 [new] proposed projects, staff recommends that we carry over 10 previously-approved projects. None of these projects require any additional funding. The list includes:

- ADA Study
- Facilities Safety Maintenance
- Vista Lobos Roof
- 1st Murphy House Painting
- Ocean Avenue Median
- Small Water Projects
- Shoreline Assessment and Implementation
- Fire Beach Baskets
- Forest & Beach Centennial Marshall Plan
- Park Branch Basement Restoration (isolate and abate hazard)

Staff is proposing to carry-over eight (8) projects which require additional funding to complete. The projects include:

• Police Dept./Public Works Roof/Patio Replacement	51,438
• Sunset Center Railing Replacement	33,350
• Sunset Center Ramp Construction (design only)	10,000
• Sunset Center Door Replacement	25,000
• Bikeway Projects (Larson/Rio Park Trail-permitting only)	5,000
• Mission Trail Entrance (Mountain View entrance)	55,000
• Mission Trail Nature Preserve Invasive Species Removal Study	50,000
• Waterfront Area Signs (Design only)	12,000
	$241,788

Many of the proposed and existing projects will be funded with Measure D, and supplemented by the General Fund, PEG funds, Traffic Safety Fund, and Road Impact Fees. Council will see general building maintenance funding for several facilities, including Sunset Center, as programs in the upcoming operating budget. Staff will also identify the Pacific Gas and Electric restitution for the street work we completed as a result of their maintenance negligence as a receivable in the forthcoming operating budget.

In 2014, the City established a separate fund (the Vehicle and Equipment Sinking Fund) to depreciate certain assets such as vehicles and equipment. This methodology permits the CIP to be used for larger projects that are fixed assets that also have a greater direct benefit for community members.

Each project is prioritized in accordance with the following priority label categories:

Priority 1: The project is urgent and/or mandated, and must be completed as quickly as possible. These projects potentially impact the health, safety, or welfare of the community. These projects could also have impacts on the financial well-being of the City.

Priority 2: The project is very important and addressing it is necessary.

Priority 3: The project is important and would and would provide benefits.

Priority 4: The timing of the project is less important but completion of the project would improve the community by providing cultural, recreational, and/or aesthetic effects.

Priority 5: The project would be an improvement to the community, but need not be completed within a five-year time frame.

The City has been apprised of one donor opportunity to fund the west pathway at the Forest Theater, and staff has not budgeted for this project based on prior Council direction. Likewise, staff has not currently budgeted for supplementary improvement phases for the Forest Theater or the 8th Avenue (north side) pathway between Mission Street and Junipero Avenue based on Council direction.

Although I will be asking Council to approve only FY 2016/17, a multi-year vision for our capital improvement investment is included to both provide perspective as well as highlight the need for on-going capital reinvestment. We very much look forward to discussing our recommendations with you on March 15, 2016.

Respectfully submitted,

Chip Rerig
City Administrator

CARRYOVER PROJECTS FROM FY15 - 16

FUND	OBJT	FUND Name	Funding Source	Unused FY15-16 Budget	Fund Balance Carryover to FY15-16 CIP Funding	Additional Budget Requested for FY16-17	Total FY16-17 Budget
13	70915	ADA STUDY	Measure D	100,000	100,000		100,000
13	70916	FACILITIES SAFETY MAINTENANCE	Measure D	50,000	50,000		50,000
13	70918	VISTA LOBOS ROOF	General Fund	70,000	70,000		70,000
13	70913	1ST MURPHY HOUSE PAINTING	General Fund	9,275	9,275		9,275
13	76906	OCEAN AVE MEDIAN	General Fund	30,000	30,000		30,000
13	76911	SMALL WATER PROJECTS	General Fund	42,500	42,500		42,500
13	78907	SHORELINE ASSESS AND IMPLEMENT	General Fund	70,628	70,628		70,628
13	78910	BEACH FIRE BASKETS	General Fund	30,000	30,000		30,000
13	78918	F&B CENTENNIAL MARSHALL PLAN	General Fund	201,274	201,274		201,274
13	84903	PARK BRANCH BASEMENT RESTORE (isolate and abate hazard)	Measure D/GenF	38,550	38,550		38,550
13	70901	PD/PW ROOF/PATIO REPLACEMENT	Measure D	28,562	28,562	51,438	80,000
13	70905	SUNSET CTR RAILING REPLACEMENT	General Fund	6,650	6,650	33,350	40,000
13	70911	SUNSET CTR RAMP CONSTRUCTION (design only)	Measure D	10,000	10,000	10,000	20,000
13	70909	SUNSET CENTER DOOR REPLACEMENT	General Fund	15,000	15,000	25,000	40,000
13	76904	BIKEWAY PROJECTS (Larson Field/Rio Park Trail-permitting only)	Measure D	49,968	49,968	5,000	54,968
13	78908	MISSION TRAIL ENTRANCE (Mountain View entrance)	Measure D	-	-	55,000	55,000
13	78915	MTNP INVASIVE SPECIES REMOVAL STUDY	Measure D	28,750	28,750	50,000	78,750
13	78913	WATERFRONT AREA SIGNS (Design only)	Measure D	24,804	24,804	12,000	36,804
FUND TOTAL				$ 1,460,620	$ 805,961	241,788	1,047,749

	Carry-over	Additional Req	Ttl frm FY15-16
General Fund	$ 475,327	33,350	508,677
Measure D	$ 330,634	208,438	539,072
	$ 805,961	$ 241,788	$ 1,047,749

NEW CAPITAL IMPROVEMENT PROJECTS

13	Police Department Renovations	General Fund	75,000
13	Park Branch Library Painting - Interior	Measure D	23,100
13	Park Branch Library Carpeting	Measure D	46,000
13	Park Branch Library HVAC System	Measure D	12,000
13	Main Library Heating System	Measure D	9,000
13	Sunset Center - Awning	Measure D	180,000
13	Sidewalk Repair	Measure D	92,000
13	Scenic Road Landscaping Priority Areas	General Fund	66,000
13	Streets & Road Projects	Meas D/RIF/TS	814,000
13	Beach Stair Maintenance	Measure D	216,450
13	Mission Trail Nature Preserve - Improvements	General Fund	50,000
13	4th Avenue Irrigation Meter	General Fund	20,000
13	Dunes Habitat Restoration	Measure D	25,750
13	Shoreline Landscape Barriers	General Fund	10,000
			1,639,300

TOTAL CAPITAL PROJECTS BUDGET FOR FY16-17	2,687,049
CARRYOVER FUNDS	805,961
NEW FUNDING FOR CARRYOVER PROJECTS	241,788
NEW PROJECTS FUNDING	1,639,300
	2,687,049

NEW PROJECT FUNDING SOURCES:	
GENERAL FUND	221,000
MEASURE D	1,068,300
ROAD IMPACT FEES	200,000
TRAFFIC SAFETY	150,000
TOTAL	1,639,300

EQUIPMENT REPLACEMENT

			Total FY16-17 Budget
40	CA - Agenda and Records Management System	Equipment Repl	70,000
40	Sunset Center - Theatrical Lighting and Power	Equipment Repl	30,500
40	PD - Training Vehicle	Equipment Repl	35,000
40	PD - Investigations Vehicle	Equipment Repl	25,000
40	PD - Body Cameras	Equipment Repl	20,000
40	IT - Council Chambers AV Upgrade	Equipment Repl	176,500
40	IT - Police Data Room and Main Library Disaster Recovery	Equipment Repl	40,000
40	IT - Citywide Managed Security	Equipment Repl	13,000
40	IT - Network Security	Equipment Repl	40,000
40	IT - Citywide Network Upgrade	Equipment Repl	16,500
40	IT - Citywide Phone System Replacement	Equipment Repl	110,000
40	IT - Annual Desktop Computer Replacement	Equipment Repl	30,000
40	IT - City Website	Equipment Repl	44,000
		TOTAL EQUIPMENT BUDGET FOR FY16-17	650,500

VEHICLE/EQUIPMENT FUNDING SOURCES:	
GENERAL FUND	618,500
PEG	32,000
	650,500

TOTAL PROJECTS	
CARRYOVER PROJECTS	1,047,749
NEW PROJECTS	1,639,300
EQUIPMENT/VEHICLES	650,500
	3,337,549

TOTAL PROJECT FUNDING	
MEASURE D	1,607,372
GENERAL FUND	1,348,177
ROAD IMPACT FEES	200,000
TRAFFIC SAFETY	150,000
PEG	32,000
	3,337,549

City of Carmel-by-the-Sea, CA

FY 2016-2017 Projects

'16/'17 thru '20/'21

PROJECTS BY DEPARTMENT

Department	Project#	Priority	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Administrative Services								
Council Chambers AV Upgrade	ASD-1516-01	2	176,500					176,500
Police Data Room and Main Library Disaster Recover	ASD-1516-02	1	40,000					40,000
Citywide Managed Security	ASD-1516-04	1	13,000					13,000
Network Security	ASD-1516-05	1	40,000					40,000
Citywide Network Upgrade	ASD-1516-06	1	16,500					16,500
Citywide Phone System Replacement	ASD-1516-07	1	110,000					110,000
Annual Desktop Computer Replacement	ASD-1516-11	1	30,000	30,000	30,000	30,000		120,000
City Website	ASD-1617-01	1	44,000					44,000
Administrative Services Total			**470,000**	**30,000**	**30,000**	**30,000**		**560,000**
City Administration								
Agenda and Records Management System	ADM-01-16-17	1	70,000					70,000
City Administration Total			**70,000**					**70,000**
Library & Community Activities								
Park Branch Library Painting - Interior	LIB 1617-02	1	23,100					23,100
Park Branch Library Carpeting	LIB 1617-03	1	46,000					46,000
Main Library Heating System	LIB-1617	1	9,000					9,000
Park Branch Library HVAC System	LIB1617-01	1	12,000					12,000
Library & Community Activities Total			**90,100**					**90,100**
Safety: Police								
Police Department Renovations	POL-1617-01	1	75,000	750,000				825,000
Training Vehicle	POL-1617-02	2	35,000					35,000
Investigation Vehicle	POL1617-03	1	25,000					25,000
Body Cameras	POL1617-04	1	20,000					20,000
Safety: Police Total			**155,000**	**750,000**				**905,000**
Services: Public Works								
Streets and Road Projects	PW-1112-01	1	814,000	814,000	814,000	814,000		3,256,000
Sidewalk Repair	PW-1415-01	1	92,000	92,000	92,000	92,000		368,000
Services: Public Works Total			**906,000**	**906,000**	**906,000**	**906,000**		**3,624,000**
Services: Facilities								
Sunset Center - Awning	FAC 1415-06	4	180,000					180,000
Sunset Center - Theatrical Lighting and Power	FAC-1617-15	3	30,500	18,500				49,000
Services: Facilities Total			**210,500**	**18,500**				**229,000**

Department	Project#	Priority	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Srvs: Forest, Parks, & Beach								
Beach Stair Maintenance	*FPB-1213-01*	1	216,450	300,000	100,000	10,000		*626,450*
4th Avenue Irrigation Meter	*FPB-1314-01*	3	20,000					*20,000*
Dunes Habitat Restoration	*FPB-1314-02*	3	25,750	17,500	8,500	8,500		*60,250*
Scenic Road Landscaping Priority Areas	*FPB-1617-10*	2	66,000					*66,000*
MTNP Invasive Species Removal Study	*FPB-1617-11*	2	50,000	40,000	10,000			*100,000*
Shoreline Landscape Barriers	*FPB-1617-12*	2	10,000	45,000				*55,000*
Srvs: Forest, Parks, & Beach Total			388,200	402,500	118,500	18,500		*927,700*
GRAND TOTAL			2,289,800	2,107,000	1,054,500	954,500		*6,405,800*

City of Carmel-by-the-Sea, CA

FY 2016-2017 Projects

'16/'17 thru '20/'21

PROJECTS BY FUNDING SOURCE

Source	Project#	Priority	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
GF: Capital Improvements								
4th Avenue Irrigation Meter	FPB-1314-01	3	20,000					20,000
Scenic Road Landscaping Priority Areas	FPB-1617-10	2	66,000					66,000
MTNP Invasive Species Removal Study	FPB-1617-11	2	50,000	40,000	10,000			100,000
Shoreline Landscape Barriers	FPB-1617-12	2	10,000	45,000				55,000
Police Department Renovations	POL-1617-01	1	75,000	750,000				825,000
GF: Capital Improvements Total			**221,000**	**835,000**	**10,000**			**1,066,000**
Measure D								
Sunset Center - Awning	FAC 1415-06	4	180,000					180,000
Mission Trail Nature Preserve - Improvements	FPB 1415-08	2	50,000					50,000
Beach Stair Maintenance	FPB-1213-01	1	216,450	300,000	100,000	10,000		626,450
Dunes Habitat Restoration	FPB-1314-02	3	25,750	17,500	8,500	8,500		60,250
Park Branch Library Painting - Interior	LIB 1617-02	1	23,100					23,100
Park Branch Library Carpeting	LIB 1617-03	1	46,000					46,000
Main Library Heating System	LIB-1617	1	9,000					9,000
Park Branch Library HVAC System	LIB1617-01	1	12,000					12,000
Streets and Road Projects	PW-1112-01	1	464,000	464,000	464,000	464,000		1,856,000
Sidewalk Repair	PW-1415-01	1	92,000	92,000	92,000	92,000		368,000
Measure D Total			**1,118,300**	**873,500**	**664,500**	**574,500**		**3,230,800**
PEG								
Council Chambers AV Upgrade	ASD-1516-01	2	32,000					32,000
PEG Total			**32,000**					**32,000**
Road Impact Fund								
Streets and Road Projects	PW-1112-01	1	200,000	200,000	200,000	200,000		800,000
Road Impact Fund Total			**200,000**	**200,000**	**200,000**	**200,000**		**800,000**
Traffic Safety								
Streets and Road Projects	PW-1112-01	1	150,000	150,000	150,000	150,000		600,000
Traffic Safety Total			**150,000**	**150,000**	**150,000**	**150,000**		**600,000**
Vehicle/Equipment Replacement Fund								
Agenda and Records Management System	ADM-01-16-17	1	70,000					70,000
Council Chambers AV Upgrade	ASD-1516-01	2	144,500					144,500
Police Data Room and Main Library Disaster Recover	ASD-1516-02	1	40,000					40,000
Citywide Managed Security	ASD-1516-04	1	13,000					13,000

Source	Project#	Priority	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Network Security	*ASD-1516-05*	1	40,000					*40,000*
Citywide Network Upgrade	*ASD-1516-06*	1	16,500					*16,500*
Citywide Phone System Replacement	*ASD-1516-07*	1	110,000					*110,000*
Annual Desktop Computer Replacement	*ASD-1516-11*	1	30,000	30,000	30,000	30,000		*120,000*
City Website	*ASD-1617-01*	1	44,000					*44,000*
Sunset Center - Theatrical Lighting and Power	*FAC-1617-15*	3	30,500	18,500				*49,000*
Training Vehicle	*POL-1617-02*	2	35,000					*35,000*
Investigation Vehicle	*POL1617-03*	1	25,000					*25,000*
Body Cameras	*POL1617-04*	1	20,000					*20,000*
Vehicle/Equipment Replacement Fund Total			618,500	48,500	30,000	30,000		*727,000*
GRAND TOTAL			2,339,800	2,107,000	1,054,500	954,500		*6,455,800*

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Administrative Services
Contact

Project # ASD-1516-01
Project Name Council Chambers AV Upgrade

Type Equipment
Useful Life 10 years
Category Equipment: Computers
Priority 2 Very Important

Account #:
Policy Plan:

Total Project Cost: $176,500

Description

Replace the 20+ year old A/V system. Includes, cameras, audio components, video and audio mixing components, and integration with Granicus system.

Justification

Current system is extremely outdated with several major components having completely failed.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Computer Software/Hardware	150,000					150,000
Construction/Project Management	26,500					26,500
Total	176,500					176,500

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
PEG	32,000					32,000
Vehicle/Equipment Replacement Fund	144,500					144,500
Total	176,500					176,500

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department: Administrative Services
Contact:

Project # ASD-1516-02
Project Name Police Data Room and Main Library Disaster Recover

Type: Equipment
Useful Life: 5 years
Category: Equipment: Computers
Priority: 1 Critical

Account #:
Policy Plan:

Total Project Cost: $40,000

Description

Purchase and install software and hardware used for recovery of IT systems in the event of disaster.

Justification

Current disaster recovery plans and capabilities are incomplete and provide for very limited set of disaster protections.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Computer Software/Hardware	40,000					40,000
Total	**40,000**					**40,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	40,000					40,000
Total	**40,000**					**40,000**

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Administrative Services
Contact

Project # ASD-1516-04
Project Name Citywide Managed Security

Type Software or Subscription
Useful Life 5 years
Category Software: Subscriptions
Priority 1 Critical

Account #:

Policy Plan:

Total Project Cost: $13,000

Description

This project would consist of a vendor selection process where the city would choose a managed security product to protect both client machines and city servers.

Justification

Currently the city is not covered by a managed security product. A mix of free or unlicensed products are currently in use that do not protect the city adequately.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Computer Software/Hardware	13,000					13,000
Total	**13,000**					**13,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	13,000					13,000
Total	**13,000**					**13,000**

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Administrative Services
Contact

Project # ASD-1516-05
Project Name Network Security

Type Equipment
Useful Life 5 years
Category Equipment: Computers
Priority 1 Critical

Account #:

Policy Plan:

Total Project Cost: $40,000

Description

This project would replace the two separate police and city firewalls with a pair of firewalls operating in a hardware redundant fashion.

Justification

The current firewalls are more than five years old and will soon be listed as end of life by the manufacturer. Because of their age support for their update capability is increasingly expensive and their features to protect the city from current and future threats is limited.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Computer Software/Hardware	30,000					30,000
Construction/Project Management	10,000					10,000
Total	**40,000**					**40,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	40,000					40,000
Total	**40,000**					**40,000**

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Administrative Services
Contact

Project # ASD-1516-06
Project Name Citywide Network Upgrade

Type Equipment
Useful Life 5 years
Category Equipment: Computers
Priority 1 Critical

Account #:
Policy Plan:

Total Project Cost: $16,500

Description

Replace the network switches in the city with switches capable with power over ethernet capability and integration with network security features of future firewalls.

Justification

Current switches do not have ability to support power over ethernet which will be necessary to move city to a VOIP phone system and avoid costly wiring costs associated with new phone system. New switches will also allow for an expansion of our wireless capabilities at a future date.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Planning/Design	1,500					1,500
Computer Software/Hardware	15,000					15,000
Total	16,500					16,500

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	16,500					16,500
Total	16,500					16,500

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department: Administrative Services
Contact:

Project # ASD-1516-07
Project Name Citywide Phone System Replacement

Type: Equipment
Useful Life: 10 years
Category: Equipment: Computers
Priority: 1 Critical

Account #:
Policy Plan:

Total Project Cost: $110,000

Description

Replace mix of centrex and avaya partner systems with one integrated, modern system.

Justification

Current phone systems are beyond their normal useful operating periods and have various problems associated with making changes and replacing faulty equipment.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Planning/Design	10,000					10,000
Computer Software/Hardware	100,000					100,000
Total	**110,000**					**110,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	110,000					110,000
Total	**110,000**					**110,000**

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department: Administrative Services
Contact:

Project # ASD-1516-11
Project Name Annual Desktop Computer Replacement

Type: Equipment
Useful Life: 5 years
Category: Equipment: Computers
Priority: 1 Critical

Account #:
Policy Plan:

Total Project Cost: $150,000

Description

Provide a source of funding to provide for ongoing replacement of older computers.

Justification

Computers have a useful life somewhere between four and five years in order to keep up with changes in the IT industry with regard to operating systems, computer security and network speeds. This fund would allow for the replacement of all city computers over a period of five to six years. We still have computers that are ten years old.

Prior	Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
30,000	Computer Software/Hardware	30,000	30,000	30,000	30,000		120,000
Total	Total	30,000	30,000	30,000	30,000		120,000

Prior	Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
30,000	Vehicle/Equipment Replacement Fund	30,000	30,000	30,000	30,000		120,000
Total	Total	30,000	30,000	30,000	30,000		120,000

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department	Administrative Services
Contact	Admin Srvs Director
Type	Software or Subscription
Useful Life	5 years
Category	Software: Purchase
Priority	1 Critical

Project # ASD-1617-01

Project Name City Website

Account #: 13-67050

Policy Plan: IT Strategic Plan

Total Project Cost: $44,000

Description

Design and buil new public facing website to replace aging Munis platform.

Justification

Munis website getting difficult to patch and keep up to date. Current vendor has warned that ongoing maintenance becoming more expensive and soon will be impossible due to security concerns of older software platform.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Planning/Design	5,000					5,000
Computer Software/Hardware	39,000					39,000
Total	**44,000**					**44,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	44,000					44,000
Total	**44,000**					**44,000**

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department City Administration
Contact City Clerk

Project # ADM-01-16-17
Project Name **Agenda and Records Management System**

Type Equipment
Useful Life 10 years
Category Equipment: Miscellaneous
Priority 1 Critical

Account #:

Policy Plan: IT Strategic Plan

Total Project Cost: **$70,000**

Description

This project would fund an agenda management system to help streamline the agenda process for the Clerk and support staff for Boards and Commissions, as well as improve public access. This project would also fund a records management system to ensure that records are indexed, being retained for the appropraite length of time, and accessible for the staff and the public.

Justification

Currently, there is neither an agenda management system nor a records management system in place. Having these both of these systems in place would significantly improve workflow for staff and greatly improve citizen access to public documents.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Equip/Vehicles/Furnishings	70,000					70,000
Total	**70,000**					**70,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	70,000					70,000
Total	**70,000**					**70,000**

Budget Impact/Other

It is anticipated that there will be implementation costs of approximately $50,000 and an annual cost of approximately $20,000 per year going forward.

Department: Library & Community Activiti
Contact:

Project # **LIB 1617-02**
Project Name **Park Branch Library Painting - Interior**

Type: Unassigned
Useful Life:
Category: Unassigned
Priority: 1 Critical

Account #:
Policy Plan:

Total Project Cost: **$23,100**

Description

This project involves painting the interior of the Park Branch Library.

Justification

The interior of the Park Branch library has not been painted since the building opened in 1989, 27 years ago. The walls are scuffed, marked and chipped. The paint has worn off, especially in corners.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Other	23,100					23,100
Total	**23,100**					**23,100**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Measure D	23,100					23,100
Total	**23,100**					**23,100**

Budget Impact/Other

The project is expected to cost $23,100 if completed in Fiscal Year 2016/17.

Budget Items	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Maintenance	23,100					23,100
Total	**23,100**					**23,100**

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department: Library & Community Activiti
Contact:
Type: Unassigned
Useful Life:
Category: Unassigned
Priority: 1 Critical

Project # LIB 1617-03
Project Name Park Branch Library Carpeting

Account #:

Policy Plan:

Total Project Cost: $46,000

Description

This project involves recarpeting the Park Branch Library.

Justification

Existing carpeting was installed when the building opened, and is 27 years old. It is frayed and stained. There are threadbare areas in the Local History and Youth Services departments.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Other	46,000					46,000
Total	**46,000**					**46,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Measure D	46,000					46,000
Total	**46,000**					**46,000**

Budget Impact/Other

If the project is completed in Fiscal Year 2016/17, it is expected to cost $46,000.

Budget Items	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Maintenance	46,000					46,000
Total	**46,000**					**46,000**

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department: Library & Community Activiti
Contact:
Type: Unassigned
Useful Life:
Category: Unassigned
Priority: 1 Critical

Project # LIB-1617
Project Name Main Library Heating System

Account #:
Policy Plan:

Total Project Cost: $9,000

Description

Replacement of the Main Library heating system.

Justification

The Main Library furnace, which was installed March 1998, is 18 years old and near the end of its expected life. It does not heat the building adequately; some public areas receive almost no heat. The staff office area is not heated at all. Staff relies on space heaters in the office area and at public service desks, which pose a potential safety hazard and add to cost of electric bills.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Equip/Vehicles/Furnishings	9,000					9,000
Total	**9,000**					**9,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Measure D	9,000					9,000
Total	**9,000**					**9,000**

Budget Impact/Other

This project, if completed in Fiscal Year 2016/17, is expected to cost $9,000.

Budget Items	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Equipment	9,000					9,000
Total	**9,000**					**9,000**

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department: Library & Community Activiti
Contact:

Project # LIB1617-01
Project Name Park Branch Library HVAC System

Type: Unassigned
Useful Life:
Category: Unassigned
Priority: 1 Critical

Account #:
Policy Plan:

Description

Total Project Cost: $12,000

Replacement of Park Branch Library HVAC system.

Justification

The Park Branch Library HVAC system does not work and is at the end of its useful life. Heating and air conditioning work in one area of the library only: the "middle zone" which comprises the Youth Services and Technical Services departments. The front and rear of the building are not heated or cooled. Staff and departments in these areas use space heaters during cold months, posing a potential fire hazard and increasing the City's electrical costs.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Equip/Vehicles/Furnishings	12,000					12,000
Total	12,000					12,000

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Measure D	12,000					12,000
Total	12,000					12,000

Budget Impact/Other

This project, if funded and completed in Fiscal Year 2016/17, is expected to cost $12,000.

Budget Items	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Equipment	12,000					12,000
Total	12,000					12,000

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Safety: Police
Contact Public Safety Director

Project # POL-1617-01
Project Name Police Department Renovations

Type Improvement
Useful Life 25 years
Category Buildings
Priority 1 Critical

Account #:

Policy Plan:

Total Project Cost: $825,000

Description

This is a two part project designed to improve working conditions, safety and space in the Carmel Police Department. If approved the project will be broken down into two fiscal years, FY16/17 will be the planning phase of the project and FY17/18 will be the construction phase of the project. This project involves three significant areas that should be addressed to ensure both safety to employees and services to the public are not jeopardized.

Phase #1 FY16/17- the hiring of an architect to develop plans for the construction of all three projects within the proposal.

Phase #2 FY17/18- The construction phase of the project, which incorporates all three identified projects.

Project #1 The development of a kenneling area for dog, cats and other animals.
Project #2 An upgrade of the Dispatch unit to include expanding the area and modernizing the equipment.
Project #3 The building of an evidence room, which is adequate in size, security and ventalation.

Justification

The Carmel Police Department is over 50 years old. In that time, technology, services and policing have changed considerably. There are three areas which are no longer suitable for the type of technology and services we provide; The Evidence Room, Dispatch Center and Animal Kenneling.

The Evidence Room was developed inside a small office within the Police Department. In 2011 an audit of our police department property room indicated the ventilation was inadeqaute. The result is the constant odor of narcotics and other property and evidence stored in the room. In addition, the amount of evidence being stored in the property room is more than we can properly store. As evidecne gathering techniques have changed, so have the requireemnts for properly storing evidence. The Carmel Police Department does not have the room or the equipment needed to adequately store evidence. Building the front of the police department outward on the pre-existing foundation will provide adequate room, ventalation and technology to serve the department for many years.

The Dispatch Center is also over 50 years old. Although technology has kept up, the infrastructure has not. An area that was originally designed to hold a single swtichboard and radio device not must sustain multiple computer stystems, monotors and our 911 phone system. With the increase in need for equipment the center has become ineffective and unsafe for staff. The police department has had multiple ergonomic studies completed on the center as a result of multiple injury claims over the past few years due to innadequate equipment and set up of the center.

The kenneling station used for housing animals was recently removed when repairs were made to the foundation of the building. The kenneling system is very old and consists of chainlink fence and wood. The kennels were rebuilt in a temporary location south of the police department out of the old materials. This system is not adequate for housing animals and is limited to dogs only. A new system should be built which properly allows us to care for animals for short periods of time while the owners are located.

To save costs it is anticipated all three of these projects could be completed at the same time. Pushing the front of the department outward on the existing foundation would provide necessary room for all three areas of need for the police department. These changes would better serve our staff and our community for many years, extending the expected life of the police department.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Planning/Design	75,000					75,000
Construction		750,000				750,000
Total	**75,000**	**750,000**				**825,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
GF: Capital Improvements	75,000	750,000				825,000
Total	**75,000**	**750,000**				**825,000**

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Safety: Police
Contact Public Safety Director

Project # POL-1617-02
Project Name Training Vehicle

Type Equipment
Useful Life 10 years
Category Vehicles
Priority 2 Very Important

Account #:

Policy Plan: Vehicle Replacement

Total Project Cost: $35,000

Description

Purchase of a vehicle used for training. The Carmel Police Department has traditionally had the City training vehicle as a part of the fleet of vehicles. In 2012, the training vehicle reached an age where it was no longer reliable. The vehicle has not been replaced as other projects took priority. Replacing the training vehicle would put us back on track with the vehicle replacement schedule. The City is looking for ways to reduce it carbon footprint and purchasing a Hybrid vehicle for training would help the City with this goal.

Justification

The purchase of a new training vehicle is cost effective considering the amount of training which requires travel. Currently we are paying officers for mileage and with the amount of required training in the police department the costs justify the purchase of a dedicated vehicle.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Equip/Vehicles/Furnishings	35,000					35,000
Total	**35,000**					**35,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	35,000					35,000
Total	**35,000**					**35,000**

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Safety: Police
Contact Public Safety Director

Project # POL1617-03
Project Name Investigation Vehicle

Type Equipment
Useful Life 10 years
Category Vehicles
Priority 1 Critical

Account #:

Policy Plan: Vehicle Replacement

Total Project Cost: $25,000

Description

Purchase of a replacement vehicle. The current detective vehicle is 10 years old and was orginally purchased as an emergency replacement for the original detective vehicle which suffered a failure which was higher than the cost of a replacement vehicle.

Justification

The detective needs an unmarked vehicle for a variety of reasons, surveillance, meetings, interview, response to crime scene, etc. The police department has had a detective vehicle as a part of the fleet and the current vehicle is getting to an age where it should be replaced.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Equip/Vehicles/Furnishings	25,000					25,000
Total	**25,000**					**25,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	25,000					25,000
Total	**25,000**					**25,000**

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Safety: Police
Contact Public Safety Director

Project # POL1617-04
Project Name Body Cameras

Type Equipment
Useful Life 5 years
Category Equipment: Miscellaneous
Priority 1 Critical

Account #:

Policy Plan:

Total Project Cost: $20,000

Description

The purchase of body camera systems for patrol officers, along with the storagdevice, charging stations and warranties associated with the system. The system we would purchase would be an L3 model body camera. This system would be compatible with the L3 in-car systems we currently us eand would reduce costs. The purchase of the equipment would involve: 13 body worn camera systems, a server, professional services & software.

Justification

The use of police worn body cameras is becoming the norm in policing. Numerous incidents throughtout the nation have brough the issue of body worn cameras to the front. The use of cameras is a way for the police department to have closer oversight of operations, activities and responses to the publics needs. District Attorney Offices are increasingly requesting officers camera footage in criminal cases. The technology better helps monitor and regulate police activities as well as building trust in community through more transparent policing.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Equip/Vehicles/Furnishings	20,000					20,000
Total	**20,000**					**20,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	20,000					20,000
Total	**20,000**					**20,000**

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Services: Public Works
Contact Public Works Director

Project # PW-1112-01
Project Name Streets and Road Projects

Type Improvement
Useful Life 25 years
Category Street Reconstruction
Priority 1 Critical

Account #: 13-76901
Policy Plan: Pavement Management Plan

Total Project Cost: $6,225,400

Description

This project involves the patching and overlay of various streets identified within the Nichols Pavement Management Study (2013) based on a street's condition, as determined by its Pavement Condition Index (PCI). This assumes $814,000 annually for maintenance to maintain an average PCI of 63. FY 15-16 Roads are split into two phases: (1) July- December 2015 for $400,000 for road impacted by PG&E work and (2) an additional $419,000 for spring 2016 cycle work.

Justification

The street improvement priorities represent data from the Nichols Pavement Study, analysis and observation from Neill Engineers and recommendations from Public Works staff. Cost estimates range from $3.00 per square foot for a two-inch thick asphalt overlay to $22.00 per square foot for a seven-inch thick concrete pavement repair section plus 20% for engineering and contingencies.

Prior	Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
2,969,400	Planning/Design	162,800	162,800	162,800	162,800		651,200
Total	Construction	651,200	651,200	651,200	651,200		2,604,800
	Total	814,000	814,000	814,000	814,000		3,256,000

Prior	Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
2,969,400	Measure D	464,000	464,000	464,000	464,000		1,856,000
Total	Road Impact Fund	200,000	200,000	200,000	200,000		800,000
	Traffic Safety	150,000	150,000	150,000	150,000		600,000
	Total	814,000	814,000	814,000	814,000		3,256,000

Budget Impact/Other

FY 15-16 assumes funding from utility company for costs to restore road pavement condition to status prior to commencement of PG&E projects.

It costs less to maintain a street in good condition than to repair a street that has failed. Funding for preventative maintenance helps reduce the costs associated with deferred maintenance of roads.

Prior	Budget Items	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
40,000	Staff Cost	15,000	15,000	15,000	15,000		60,000
Total	Supplies/Materials	5,000	5,000	5,000	5,000		20,000
	Total	20,000	20,000	20,000	20,000		80,000

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Services: Public Works
Contact Public Works Director

Project # PW-1415-01
Project Name Sidewalk Repair

Type Maintenance
Useful Life 15 years
Category Street Paving
Priority 1 Critical

Account #:

Policy Plan: Circulation Element

Total Project Cost: $493,000

Description

This project involves the removal and replacement of segments of existing sidewalk as needed.

Justification

Replacement increases the safety of pedestrians and ADA compliance, improves water retention and enhances the aesthetics of sidewalks in the business/commercial district.

Prior	Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
125,000	Planning/Design	12,000	12,000	12,000	12,000		48,000
Total	Construction	80,000	80,000	80,000	80,000		320,000
	Total	92,000	92,000	92,000	92,000		368,000

Prior	Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
125,000	Measure D	92,000	92,000	92,000	92,000		368,000
Total	Total	92,000	92,000	92,000	92,000		368,000

Budget Impact/Other

Replacement of existing sidewalk reduces the cost to maintain and repair aging sidewalk and reduces potential liability from trip and fall claims.

Prior	Budget Items	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
0	Staff Cost	0	0	0			0
Total	Supplies/Materials	0	0	0			0
	Total	0	0	0			0

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Services: Facilities
Contact Public Srvs Dir.

Project # FAC 1415-06
Project Name Sunset Center - Awning

Type Improvement
Useful Life 15 years
Category Buildings
Priority 4 Less Important

Account #:

Policy Plan: Facilities Use Plan

Total Project Cost: $180,000

Description

Construct an awning to cover the outdoor space near the concession area. This 22' x 44' structure would be designed and built to connect to the Promenade Lobby roof and supported by the existing arbor columns. This project would provide outdoor event space and an expanded concession service area year-round.

Planning Review and HRB Review required.

Justification

The proposed area has an arbor with climbing plants, and is not functional to support theater or lobby events. This project proposal is in response to feedback from theater patrons as well as event organizers seeking more space and increased capacity for events in the lobby. The new outdoor space would greatly enhance Sunset Center's ability to service our current user groups, attract new business, and reach goals to upgrade concessions service. Additionally, the awning would help protect the part of the building proven to be most vulnerable to harsh weather conditions, especially wind and driving rain that has already begun to deteriorate the structure. Recommendation in 2013 Facility Assessment Report.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Planning/Design	30,000					30,000
Construction	150,000					150,000
Total	180,000					180,000

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Measure D	180,000					180,000
Total	180,000					180,000

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Services: Facilities
Contact Public Works Director

Project # FAC-1617-15
Project Name Sunset Center - Theatrical Lighting and Power

Type Equipment
Useful Life 20 years
Category Equipment: Miscellaneous
Priority 3 Important

Account #:

Policy Plan:

Total Project Cost: $49,000

Description

This project involves the upgrade of the lighting systems for the theater, as well as the power distribution system. The lighting systems upgrade would be conducted in two phases.

Justification

This project would cover scheduled lifespan replacement needs for these lighting and power facilities. This would reduce rental and labor costs during productions.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Equip/Vehicles/Furnishings	30,500	18,500				49,000
Total	**30,500**	**18,500**				**49,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Vehicle/Equipment Replacement Fund	30,500	18,500				49,000
Total	**30,500**	**18,500**				**49,000**

Budget Impact/Other

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Srvs: Forest, Parks, & Beach
Contact City Forester

Project # FPB-1617-11
Project Name Mission Trail Nature Preserve Improvements

Type Maintenance
Useful Life
Category Park Improvements
Priority 2 Very Important

Account #:
Policy Plan:

Total Project Cost: $100,000

Description

This project would fund various efforts in Mission Trail Nature Preserve, including but not limited to additional invasive species removal, trail maintenance and repairs, drainage improvements, and signage.

Planning Review required.

Justification

The Mission Trail Nature Preserve has not had adequate upkeep and maintenance over the last several years. While the City has a master plan for maintenance activities and improvement projects for the preserve, a Coastal Development Permit for routine maintenance activies was last active in the mid-2000s. In 2015, the City recently retained a biologist to develop a Biological Assessment and management recommendations for the preserve, and staff is using this assessment as the basis for a new multi-year Coastal Development Permit for a range of maintenance activites and improvement projects, which would be carried out under this project.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Construction	50,000	40,000	10,000			100,000
Total	50,000	40,000	10,000			100,000

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
GF: Capital Improvements	50,000	40,000	10,000			100,000
Total	50,000	40,000	10,000			100,000

Budget Impact/Other

This project would augement ongoing maintenance and safety projects that are periodically carried out in the preserve.

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Srvs: Forest, Parks, & Beach
Contact Public Srvs Dir.

Project # FPB-1213-01
Project Name Beach Stair Maintenance

Type Maintenance
Useful Life 10 years
Category Beach
Priority 1 Critical

Account #: 13-89627
Policy Plan: Shoreline Management Plan

Total Project Cost: $674,450

Description

Many of the hardware and wood elements of the stairs along the waterfront are showing significant degradation due to salt exposure, oxidation and age. An assessment of the condition of the stairways was conducted by Graebe and Associates in 2015. The assessment recommended several repairs and maintenance actions. Follow-up inspections by a structural engineer will also be included to assure the soundness and safety of the beach stairs.

Justification

Replacement is necessary to maintain safe public access to Carmel Beach. Continued degradation of the hardware and stair materials will lead to the increased risk of failure to key components resulting in closure of beach access and possible injury to the public.

Prior	Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
48,000	Construction	216,450	300,000	100,000	10,000		626,450
Total	Total	216,450	300,000	100,000	10,000		626,450

Prior	Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
48,000	Measure D	216,450	300,000	100,000	10,000		626,450
Total	Total	216,450	300,000	100,000	10,000		626,450

Budget Impact/Other

Minor repairs to stairs are performed as needed and absorbed as part of the operational budget with repairs made by staff or outside labor as warranted. An analysis of the condition of the stairs was performed by a structural engineer in 2015.

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department: Srvs: Forest, Parks, & Beach
Contact: Public Srvs Dir.

Project # FPB-1314-01
Project Name 4th Avenue Irrigation Meter

Type: Equipment
Useful Life: 25 years
Category: Equipment: Miscellaneous
Priority: 3 Important

Account #: 13-89636
Policy Plan:

Total Project Cost: $20,000

Description

This project involves installing a water meter and other equipment costs necessary to utilize the water line on Carmelo Avenue to irrigate the landscaping on the 4th Avenue Walkway with non-potable surplus recycled water. The scope of work includes approximately 70 linear feet of new water service, meter, backflow, pressure reducer, connections at the vault and to the irrigation main, and repaving the pavement area adjacent to the vault box.

Justification

The project will allow the City to use an irrigation system and recycled water rather than hand watering the walkway, thereby increasing water conservation and efficiency in maintaining the landscaping.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Equip/Vehicles/Furnishings	20,000					20,000
Total	**20,000**					**20,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
GF: Capital Improvements	20,000					20,000
Total	**20,000**					**20,000**

Budget Impact/Other

There will be a one-time cost of installing the meter and an ongoing operational cost associated with purchasing the recycled water, estimated to be $2,000 annually.

Budget Items	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Maintenance	11,865					11,865
Total	**11,865**					**11,865**

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Srvs: Forest, Parks, & Beach
Contact Public Works Director

Project # FPB-1314-02
Project Name Dunes Habitat Restoration

Type Maintenance
Useful Life 5 years
Category Park Improvements
Priority 3 Important

Account #: 13-87602
Policy Plan: Del Mar Master Plan

Total Project Cost: $129,250

Description

This project involves the removal of non-native species at the Dunes including ice plant, acacia and invasive grasses and the planting of native species, including 100 Tidestrom lupine plants at ten locations within in the North Dunes. The North Dunes restoration plan outlines a phased approach to the restoration process. The City has entered into a five year consulting agreement to ensure the required surveying, monitoring, and seed collection and propogation are performed as outlined within the Plan.

Planning Review required.

Justification

The Del Mar Master Plan and the North Dunes and Del Mar Dunes Habitat Restoration Plan addresses management policies and practices related to the Dunes including ensuring that long-term management activities maintain the natural dune ecology of Carmel Beach in a manner consistent with public safety; protection and enhancement of the fragile plants and fauna in the Dunes against any significant disruption of habitat values; and identify, protect and manage Environmentally Sensitive Habitat Areas to ensure their long-term integrity and the biological productivity of these habitats.

Prior	Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
69,000	Planning/Design	25,750	17,500	8,500	8,500		60,250
Total	Total	25,750	17,500	8,500	8,500		60,250

Prior	Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
69,000	Measure D	25,750	17,500	8,500	8,500		60,250
Total	Total	25,750	17,500	8,500	8,500		60,250

Budget Impact/Other

Minor maintenance costs are currently included within the operating budget. Volunteer efforts also contribute to the removal of invasive plants.

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Srvs: Forest, Parks, & Beach
Contact City Forester

Project # FPB-1617-10
Project Name Scenic Road Landscaping Priority Areas

Type Improvement
Useful Life 15 years
Category Beach
Priority 2 Very Important

Account #:

Policy Plan: Shoreline Management Plan

Total Project Cost: $66,000

Description

Implementation of landscaping redesign for 5 or 6 priority areas along the Scenic Road Path.

Planning Review required.

Justification

This would be the implementation of the currently budgeted landscaping redesign of select, high-use areas along the pathway. The need for this project was identified in the 2015 Shoreline Assessment Report.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Construction	66,000					66,000
Total	**66,000**					**66,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
GF: Capital Improvements	66,000					66,000
Total	**66,000**					**66,000**

Budget Impact/Other

This project would result in savings for maintenance work on the landscaping areas along the pathway.

Budget Items	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Supplies/Materials	0					0
Total	**0**					**0**

FY 2016-2017 Projects

'16/'17 *thru* '20/'21

City of Carmel-by-the-Sea, CA

Department Srvs: Forest, Parks, & Beach
Contact City Forester

Project # FPB-1617-12
Project Name Shoreline Landscape Barriers

Type Maintenance
Useful Life 15 years
Category Beach
Priority 2 Very Important

Account #:

Policy Plan: Shoreline Management Plan

Total Project Cost: $55,000

Description

Replacement of the shoreline landscape barriers along the Scenic Road Pathway and rerouting of selected segments.

Justification

The landscape barriers are in unsatisfactory shape, resulting in both safety issues and aesthetic issues. The City's 2015 Shoreline Assessment recommended replacement of the entire length of single-rail barriers and also recommended minor relocation of certain segments.

Expenditures	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
Planning/Design	10,000					10,000
Construction		45,000				45,000
Total	**10,000**	**45,000**				**55,000**

Funding Sources	'16/'17	'17/'18	'18/'19	'19/'20	'20/'21	Total
GF: Capital Improvements	10,000	45,000				55,000
Total	**10,000**	**45,000**				**55,000**

Budget Impact/Other

Implementation of this project will result in cost savings for annual maintenance costs.

CIP FY 16/17
Permitting Requirements

	Planning Permit or Review	Coastal Development Permit	CEQA	Building Permit or Review	Board/Commission Review
Streets, Sidewalks, and Public Works					
Ocean Ave. Median	Y	N	Exempt	N	PC
Sidewalk Repair	Y	N	Exempt	N	N
Streets and Road Projects	N	N	Exempt	N	N
Parks and Trails					
Bikeway Projects	Y	Y	MND Filed	Y	PC
Mission Trail Entrance	Y	Y	Exempt	Y	PC
MTNP Trail Nature Perserve-Improvments	Y	Y	Exempt	N	PC
Forest, Beach, and Shoreline Projects					
Shoreline Assess and Implementation	Y	Y	Exempt	N	N
Beach Fire Management	Y	Y	Exempt	N	PC
F & B Centennial Marshall Plan	N	N	Exempt	Y	N
Waterfront Area Signs	Y	Y	Exempt	N	PC
Scenic Road Landscaping Priority Areas	Y	Y	Exempt	N	PC
Beach Stair Maintenance	N	N	Exempt	Y	N
Dunes Habitat Restroration	Y	Y	Exempt	N	PC
Shoreline Landscape Barriers	Y	Y	Exempt	N	PC
Water Conservation					
Small Water Projects	N	N	Exempt	N	N
4th Ave. Irrigation Meter	N	N	Exempt	N	N
Facilities					
ADA Study	N	N	Exempt	Y	N
Facilities Safety and Maintenance	N	N	Exempt	Y	N
Vista Lobos Roof	Y	N	Exempt	Y	N
1st Murphy House Painting	Y	N	Exempt	N	N
PD/PW Roof/Patio Replacement	Y	Y	Exempt	Y	N
Sunset Railing Replacement	Y	Y	Exempt	Y	HRB
Sunset Center Ramp Construction	Y	N	Exempt	Y	HRB
Sunset Center Door Replacement	Y	N	Exempt	Y	HRB
Sunset Center Awning	Y	Y	Exempt	Y	HRB
Police Department Renovations	N	N	Exempt	Y	N
Park Branch Library Painting-Interior	N	N	Exempt	Y	N
Park BranchLibrary Carpeting	N	N	Exempt	Y	N
Park Branch Library HVAC System	N	N	Exempt	Y	N
Main Library Heating System	N	N	Exempt	Y	N
Park Branch Basement Restore	N	N	Exempt	Y	N